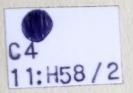


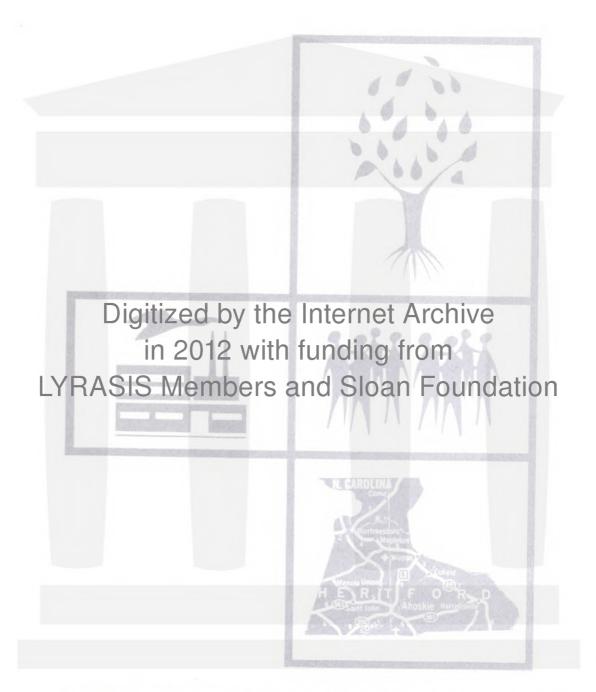
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HERTFORD COUNTY, N.C. LAND POTENTIAL STUDY





HERTFORD COUNTY, N.C. LAND POTENTIAL STUDY

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The preparation of this report was financially aided through a Federal grant from the Department of Housing and Urban Development under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

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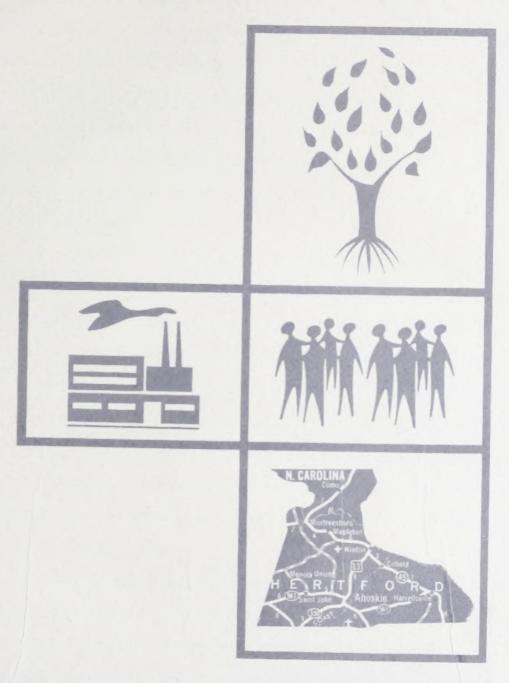
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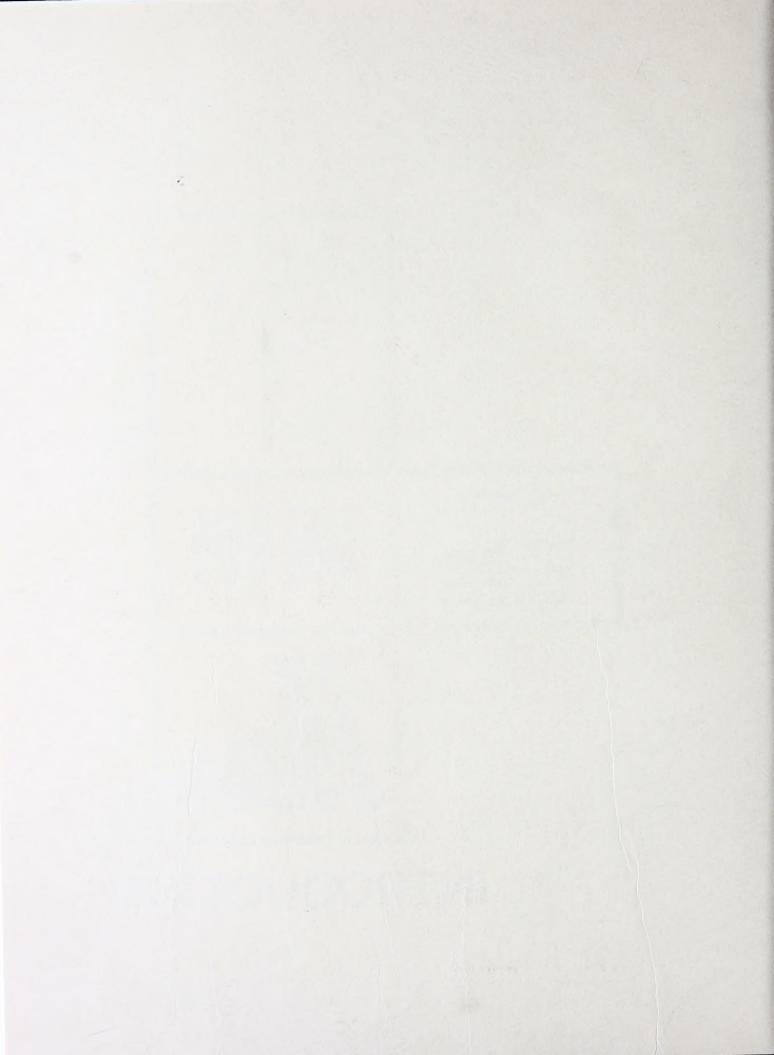
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INTRODUCTION



INTRODUCTION

Hertford County contracted with the Division of Community Planning, Department of Conservation and Development in October 1965 for technical assistance in preparing and implementing a county planning program. This program is jointly financed by Hertford County, and an urban assistance grant from the Department of Housing and Urban Development under the provisions of Section 701 of the Housing Act of 1954, as amended.

The elements of this contract include, base mapping, economic development study, land potential study, land development plan, subdivision regulations, and a zoning ordinance. The economic development study and land potential study (this report) are research studies of the county that are used in formulating the land development plan, which will be a guide for the long-range physical development of Hertford County. The subdivision regulations and zoning ordinance are two tools that will be used to implement the land development plan.

The Hertford County Land Potential Study consists of a survey and analysis of the major settlement areas and land uses in the county. Land uses include such elements as residential; commercial; industrial; cultural; recreational; office, institutional, and educational; transportation, communication, and utilities; and agricultural and open land.

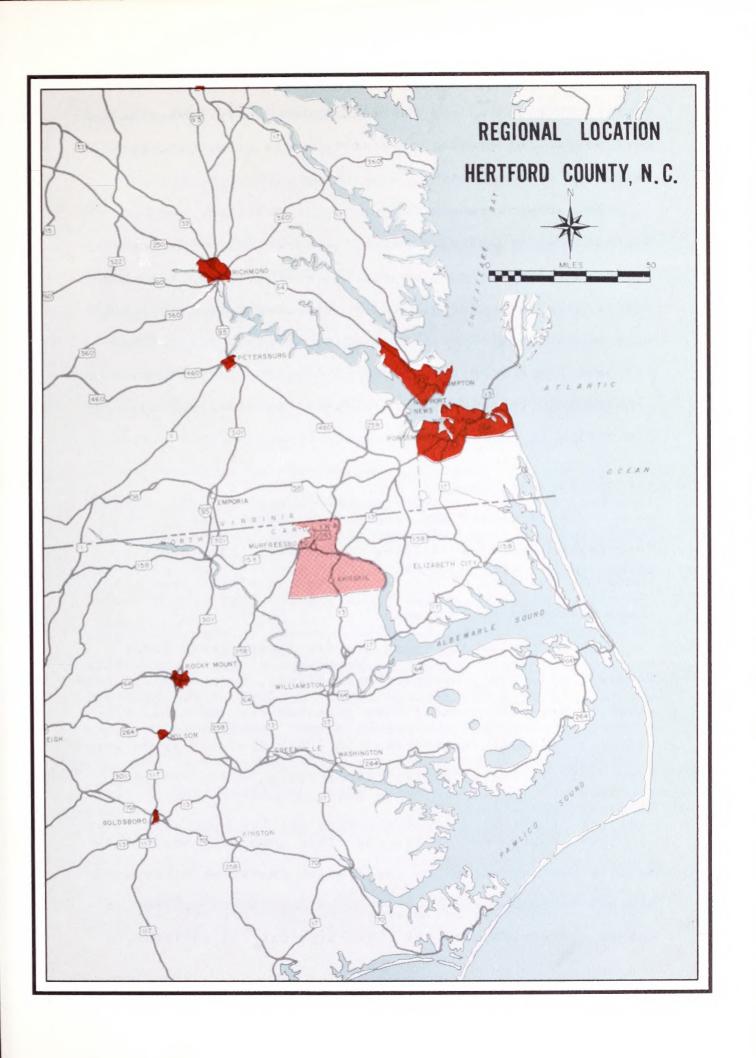
This study also includes an inventory of geographical elements such as: climate; geology; minerals; ground water;
surface water and drainage; soil characteristics; forestry;
wetlands; and wildlife. The location, requirements, and
interrelationships of these features have been analyzed in
order to determine prime areas for future development into
specific urban and urban-supporting uses.

Regional Location

Hertford County is located in the Northeastern Coastal Plain of North Carolina (see Regional Location Map on Page 3). The county has a total land area of 365 square miles or 227,840 acres which lies in the industrializing southeast of the U.S. and is oriented to three prominent areas. Specifically, the county is 52 miles west of the Atlantic Ocean and the recreational activity available; 85 miles northeast of Raleigh, North Carolina, the capital of the State and a major financial center; and 48 miles southwest of Norfolk, Virginia, a world export, import city experiencing phenomenal urban growth. 1

The county is in a good geographic location because of its proximity to these areas. If the relationship between each area and the county is properly utilized, there is

These mileages are an approximation which were measured on a straight line from the closest point of the county to the indicated areas.



every reason to believe Hertford County could have significant population growth, greater economic growth and development, and a better living environment.

The area possesses many natural amenities, such as favorable soils and climate which are conducive to good agricultural practices, recreation opportunities, and generally leisurely living. Today, the county is developing many of the natural resources which attract industry and can make for a higher standard of living. Many of these factors will be pointed out in detail in other sections of the study.

<u>Historical Development</u>

Hertford County was formed from Chowan, Bertie, and
Northampton Counties in 1759. Originally, the county was
named for the Earl of Hertford, a friend of the revolutionary
cause of the American people.

Within the county there are six incorporated towns.

However, only four, Murfreesboro, Winton, Harrellsville and

Ahoskie, have functioning town governments. Of these the

oldest is Winton, incorporated in 1768; followed by Murfreesboro in 1787; Harrellsville, 1883; Union, 1889; Ahoskie,

1893; and Mapleton, 1901.

The county seat is Winton. This community was originally a port of entry for ships which docked at the town's
wharves to load cargo from such far away ports as England.
Staves and cotton were the chief exports. In addition to

the shipping enterprise, Winton had its own shippard where both coastwise and oceangoing vessels were constructed. As a result of early prosperous development, one would expect to find the oldest buildings in the county here. Instead, every structure in the town postdates the Civil War, because Federal troops during this time destroyed essentially all of the houses, stores, and public buildings.

Murfreesboro, Winton's colonial rival, is located on the banks of the Meherrin River and was first settled by Englishmen in 1707. The location was initially known as Murfree's Landing, named for William Murfree, an influential citizen who held various colonial offices. Presently, the community is the home of Chowan College, a Baptist institution. The school, originally was known as the Chowan Female Institute, but has been coeducational in most recent years. Murfreesboro, from its beginning has experienced moderate growth and several ante-bellum homes constructed in the late 1700's are still in existence. Some of these are: The Forehand House; Freeman House; Melrose, home of William Murfree; Wheeler House; Myrick House; and Old Meredity House.

One of the quiet river towns located on the Wiccacon

River is Harrellsville. When water transportation was important, this town had the county's first cotton mill and saw-

¹ Land Use Survey and Analysis, Murfreesboro, N.C., State of N.C., Department of Conservation and Development, Division of Community Planning, September 1963, p. 17.

mill, both established before the Civil War. However, during the war these enterprises were destroyed, and now the town is essentially a farming and trading community.

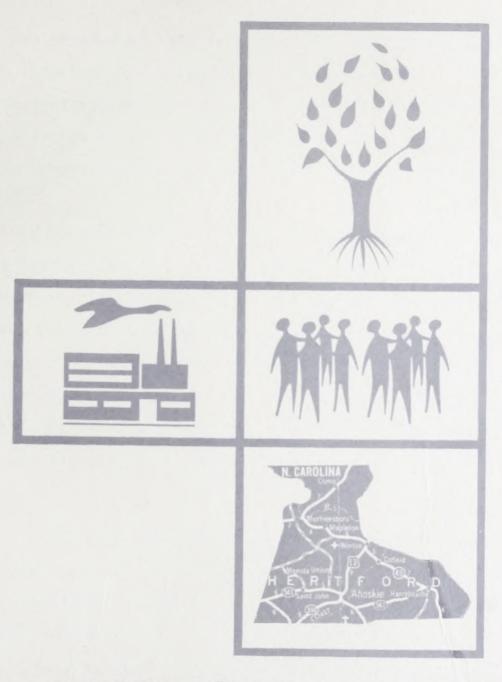
The largest town and the most recent to develop is Ahoskie. It originated as a result of the railroad. the 1880's the two larger towns of the county, i.e., Murfreesboro and Winton, refused to give right-of-way to the railroads. This refusal stemmed essentially from the potential of ruining profitable river traffic. As a result, the railroad intersected the Old Colonial Road in the interior of the county which is now Ahoskie and then connected to the Albemarle Sound to the east. Following this, the area began to grow until in 1888 a large sawmill and cotton gin was built. Later newcomers moved into the area and stores were constructed. In 1893 the Town of Ahoskie was officially chartered and since then has had remarkable growth, thanks generally to the tobacco market, its trading territory, the wholesale business concerns, and other industries that developed because of the railroad.

Recently, there has been an increase of interest in the historical aspects of the county. Recent surveys show that Murfreesboro has fifteen 18th century homes, and eighteen ante bellum homes, and several victorian homes which deserve some restoration and preservation. The Murfreesboro Historical Association is cooperating with the Hertford County Historical Society to aid in the preservation and restoration

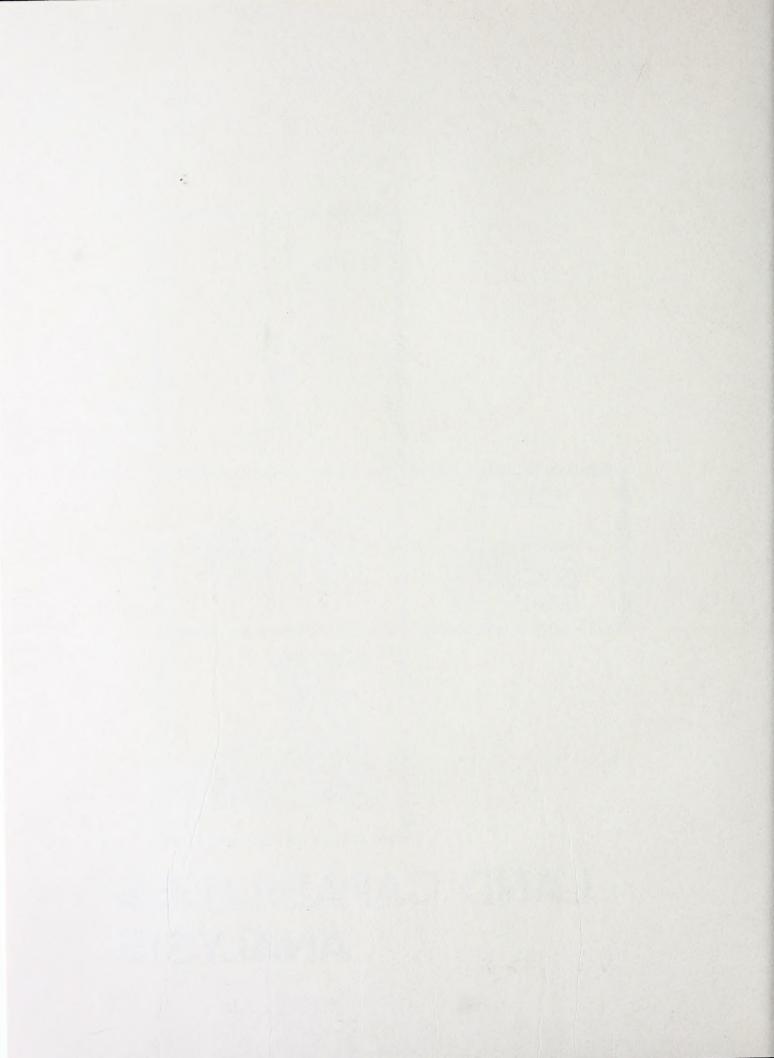
of these historical sites in Murfreesboro and in other sections of the county. Special legislative action is being sought to have Murfreesboro declared a historic community. With the interest and the potential for historical preservation, there is no reason why the county should not exploit this asset to the fullest. If developed, the historical aspects of the county could stimulate outside interest, tourism, and accordingly, bring additional money into the economy. In fact, if a historical program is properly administered, additional jobs related to the places of interest would be created. A closer analysis of significant historic and cultural sites will be forthcoming in the Land Development Plan for the county.

^{1 &}lt;u>Ibid</u>, p. 17.

×.



LAND CAPABILITIES ANALYSIS



LAND CAPABILITIES ANALYSIS

Introduction

The purpose of this section of the Land Potential Study is to inventory the geographical elements of Hertford County. All natural resources of the county will be analyzed to determine the extent to which they have been developed and the development potential that exists in each for future growth.

The natural resources of an area will determine to a great degree the level of development obtained by that area. In order for Hertford County to attract industry and incur growth, there have to be ample resources to attract industry and people to the location. This section of the report will indicate what development potential the county has, and what natural resources are available in sufficient quantity and quality to insure development.

Climate

The Hertford County area enjoys a temperate climate with cold, but not severe winters, and moderately warm summers. The mean annual temperature is approximately 60°F.

The mean annual rainfall is 47.22 inches, ranging from 30.18 inches in the driest years to 59.58 inches in the wettest years. Usually the rainfall is well distributed throughout the various growing seasons. The snowfall is light and of short duration, posing very few problems.

In the area the ground freezes only to very shallow depths. However, periods of freezing weather have little effect on the fall-plowed land. The average date of the last killing frost is April 10 and the first, November 5.

This gives a normal growing season of 200 days, which is ample for maturing general farm crops. In fact, under favorable conditions two crops, such as oats and corn, may be grown in one season. In addition, the mild winter climate is favorable for growing cover crops, hardy vegetables, and pasturage crops and in general is favorable for raising livestock.

The climate of Hertford County is also favorable for outdoor recreation. There can be participation during all the months of the year for most outdoor recreation. However, in the coldest months, December, January, and February, outdoor entertainment is limited to hunting, fishing, and other similar activities.

Geology 1

The information enclosed in this section is very technical and designed to aid prospective industrial plants that
would desire detail geological data on Hertford County. However, it does give the layman some idea of the different geological formations found below the county's surface.

North Carolina Department of Conservation and Develop-ment, Division of Mineral Resources, Bulletin Number 73, 1959, page 62.

The county is covered by clays, sands, and gravels of the Quaternary Age which occur at an elevation between 80 to less than 15 feet above sea level. This material ranges in thickness from a few feet to more than 60 feet, the thickness generally being greatest where adjacent to the Meherrin River and Chowan River basins.

Underlying the surficial deposits are blue-gray clays, sands, marls, and shell beds of late Miocene Age, the York-town formation. This formation is exposed intermittently along the major streams and occasionally in marl pits of the interstream areas. Individual beds in the Yorktown for-mation are lenticular and cannot be traced for long distances either at the surface or in the subsurface. Massive clay beds are predominate in the formation. Lenticular sand and shell beds, less common than the clays, are more prominent in the lower third of the formation. The thickness of the formation is variable and increases progressively from west to east across the county.

Underlying the Yorktown formation in eastern and central Hertford County are deposits of Paleocene Age, the Beaufort formation. This formation typically is composed of beds of glauconitic sand and calcareous clay containing thin zones of indurated shells. The total thickness of this stratigraphic unit increases progressively from west to east. The Beaufort formation is 40 feet thick at Ahoskie and 200 feet thick at Colerain (Bertie County). West of a line

through Ahoskie and Winton there is apparently an abrupt facies change in the Beaufort formation. Well cuttings in the western part of the county, from beneath the Yorktown formation and from above the Tuscaloosa formation, are composed typically of coarse clastics containing a large percentage of relatively fresh feldspar grains and variable amounts of light-colored clays, silts, and lignitized wood fragments.

Underlying the Beaufort formation in central and eastern Hertford County are sediments of Late Cretaceous Age, the Peedes formation. This formation lies at an elevation of about 150 feet below sea level in the central part of the county and at an elevation of about 400 feet below sea level in the extreme eastern part of the county.

The Black Creek formation, or the Tuscaloosa formation, underlies the Peedee formation in all parts of the county. The only available well samples from the county that indicate the presence of the Tuscaloosa formation are from a well at Murfreesboro. In this well 110 feet of the Tuscaloosa formation was penetrated, and the top of the formation is 225 feet below sea level. Deeper wells in the county will probably penetrate Lower Cretaceous sediments beneath the Tuscaloosa formation.

Minerals

Minerals have not been found in the county in large quantities. The predominate ones are clays, sands, marls,

and shell beds. Marl was mined at one time in the area between Murfreesboro and Winton and along the Potecasi Creek. Some samples of the marl which have been mined contained as much as 78 percent calcium carbonate. However, the average sample was much less. The marl could be used for liming land and various other agricultural uses, but for the most part it is not of sufficient quality and quantity to warrant any extensive extraction program.

Brick clay has been found, and a brick plant once operated in the county. Because of insufficient amounts of usable clay, the plant had to close.

In 1949 Hertford County, along with other counties in the Coastal Plains, made an attempt to find oil and gas.

The Pam Beau Drilling Company drilled what was referred to as the Easemore or Basnight well. At a depth of 1278 feet in crystalline rock the attempt was abandoned.

At present, there are no indications that minerals of sufficient value exist which could contribute in any way to the county's economy. It would be premature to state that such minerals absolutely do not exist insofar as a detailed mineral analysis has not been conducted for the county. A study of this nature should be made. If minerals were found, the county could benefit in many ways, namely from: (1) profits from mineral sales; (2) employment because of mining and processing; and (3) related service and by-product firms supplementing any mineral industry. The Division of Mineral

Resources of the North Carolina Department of Conservation and Development and/or the Bureau of Mines of the United States Department of the Interior conducts detailed studies of this nature.

Ground Water 1

Just as the preceding sections, this is a technical synopsis designed essentially for prospective industrial firms desiring detailed ground water information. However, it does give the layman some idea of the quantity and quality of ground water available for domestic and industrial use.

All public and private water supplies in the county are obtained from wells. Surface sands and gravels and near surface sand and shell beds yield 2 to 10 gallons per minute (gpm) to "dug" and drilled wells. These range in depth from 10 to 4 feet.

Wells topping strata deeper than this comprise over a third of all of the water supply in the county. For example, in the central and eastern areas, single screen and some open end wells obtain water from sand and shell beds of the Yorktown formation and from similar material in the Beaufort and Peedee formations. These range in depth from 60 to 400 feet. Inasmuch as no single water-bearing horizons are

¹Information supplied by Mr. Frederick L. Hurd, North Carolina Department of Water Resources, Division of Ground Water, Ahoskie, North Carolina.

recognized in the lenticular strata comprising these formations, the depth of individual wells, even in small localized areas, is quite variable. Wells generally 2 to 4 inches in diameter and rarely as much as 6 inches in diameter, yield to 25 gpm in most locations.

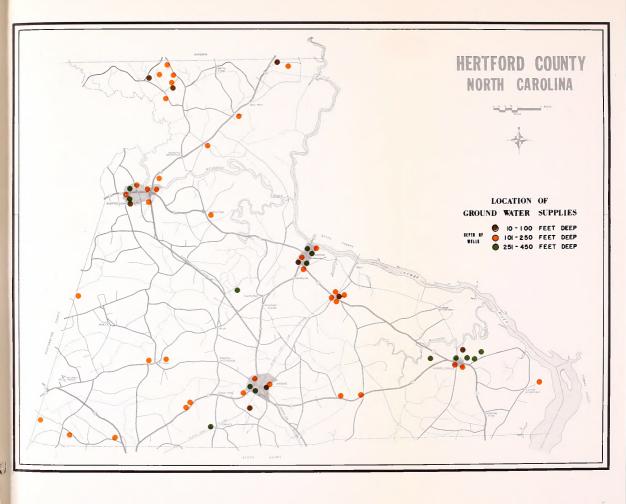
In the western part of the county, tubular wells, either jetted or installed by a hydraulic rotary method are common and average 150 to 250 feet in depth. The yield from wells in this area ranges between 10 and 25 gpm for domestic purposes.

Several municipalities obtain water from drilled gravel-wall wells, 8 to 12 inches in diameter, that top multiple aquifers of the Paleocene and Cretaceous Ages. Wells of this type yield 200 to more than 1,000 gpm and have specific capacities ranging from 6 to 15 gpm per foot of drawdown.

The water level in the surficial materials generally is within 2 to 20 feet of the land surface and may vary as much as 10 feet in a single well. Water in the deeper aquifers is under artesian pressure and rises to within 20 to 40 feet of the land surface, fluctuations here being generally less than 4 feet. However, flowing wells are common in the vicinity of Murfreesboro, north of Murfreesboro to the Virginia State Line, and generally in low areas bordering the major rivers and streams. Several wells in the vicinity of Como and Barretts Crossroads, traditionally active, are reported to have stopped flowing when large-capacity wells at Franklin,

Virginia were placed into production. One such well whose water level stood 6 feet above land surface in 1937 had dropped to .52 feet below land surface by 1967. Such a decline has occurred only in wells topping the deep artisian stratum pumped at Franklin, but the influence in them has been noted as far south as Ahoskie where another well of a depth of 575 feet in this aquifer registered a water level of 4 feet below sea level or 58 feet below land surface. For the immediate future, topping the water supply in the northern aquifer should pose no serious problems to the water supply in Hertford County. However, the Planning Board should be aware of the potential danger which could occur.

The chemical quality of ground water in the county is adequate for most domestic purposes, and compared to other areas is notably unproblematic. However, two problems have occurred: (1) water in some of the shallow aquifers may be corrosive and contain objectionable amounts of iron, and (2) water from shell beds of the Yorktown and Beaufort formations may be objectionably hard. The deeper "green-sand" aquifers contain soft sodium bicarbonate waters. Several analyses of ground waters from depths below 300 feet show fluoride concentrations in excess of 2.0 parts per million (ppm). However, the fluoride concentration, in most waters analyzed to date, is less than 1.0 ppm throughout the county. The depth to brackish or somewhat salty waters ranges from more than 500 feet below the surface in the western part of



the county to as little as 400 feet in the extreme eastern part of the county. For the most part, the depth is adequate to maintain a high quality of water.

In summary, ground water throughout the county is sufficient for present and future residential, commercial, and industrial development. Generally, quantities of water available increase from west to east, with a safe minimum set at 500 gpm throughout the county with proper well construction. Quantities in excess of 1,000 gpm are readily obtainable in the eastern part of the county. It should be pointed out that quantities of this magnitude are not limited to only the eastern part, as evidenced by the 1,000 gpm municipal well at Murfreesboro. See the Location of Ground Water Supplies Map on page 17 for the location of wells within the county. The yield of these wells ranges from 16 to 1,000 gpm and the depth ranges from 12 to 432 feet.

The North Carolina Department of Water Resources, Division of Ground Water has established a permanent office in Ahoskie to study the ground water resources of Hertford County and other northeastern counties, and to make available the latest data concerning development of ground water supplies for the use of industry, agriculture, municipalities, and individuals.

Surface Water and Drainage

The surface water for Hertford County consists of several creeks and rivers. These surface sources are: Meherrin River, Potecasi Creek, Cutawhiskie Creek, Ahoskie Creek and Wiccacon River. All of these bodies of water flow into the Chowan River which drains the entire county and is considered the most important source of surface water for the county.

Chowan River carries very little sediment and has only slight currents except during floods. Its surface is subject to slight, irregular fluctuations reaching from one to two feet above and below the mean low water plane. These fluctuations are caused primarily by wind. However, due to its width, flood discharges from its tributaries occasionally cause some irregular fluctuations. Its low-water slope is negligible and, consequently, it is navigable for its entire length.

Due to the lack of elevation there are no hydroelectric power developments of any kind in the Chowan River Basin in North Carolina. There are, however, a few small dams that have been built to provide water power and energy for operating small mills on some of the tributaries of the main river. No impounded water supplies are located within the basin.

The surface waters throughout the county are not being used to their full potential. Specifically, the water resources are conducive to recreation and transportation uses, but neither have been fully utilized. This will be explained to a greater degree in the evaluation section.

Soil Characteristics 1

The soils of an area will greatly determine the extent of present development and the potential for future growth. Unless an area has the proper soils, progress cannot be made in agriculture, urban development, and construction. In general, the soils of Hertford County are favorable for many types of construction and various functions.

Soils that occur together in a characteristic pattern make up a soil association. An association may consist of only a few or of many soils which may be similar or may be of many different types. See Soils Map on page 23 for the soil associations found in Hertford County. It should be recognized that this is a generalized soil map and if an interest exists in a particular area, the Soil Conservation Service should be consulted for a detailed soils map of the area under consideration.

The soils of this area are rock free as a result of sedimentary deposits that underlay them for several hundred feet. Consequently, the soils are excellent for growing field crops. This is further realized from the fact that large yields are reported each year for tobacco, peanuts, cotton, and corn. With good farm management high yields from these crops are expected to continue. It is true that other

Information provided by the Soil Conservation Service, U.S. Department of Agriculture, Edenton, North Carolina.

TABLE 1 SOIL SUITABILITY FOR SELECTED FIELD CROPS

		Tobacco	Peanuts	Cotton	Corn	Soybeans	Wheat	Oats	Irish Potatoes	Sweet Potatoes	Pasture	
So	il Associations										Ladino Clover Fescue	Coastal Bermuda Sericea Lespadeza
1.	Norfolk Goldsboro	G	G	G	G	G	G	G	F	G	F	G
2.	Craven Duplin Marlboro	G	G	G	G	G	G	G	F	G	G	G
3.	Craven Lenoir	F	F	G	G	G	G	G	P	F	G	F
4.	Cahaba Kalmia	G	G	G	G	G	G	G	F	G	F	G
5.	Lenoir Coxville	F	F	F	G	G	F	F	P	P	G	F
6.	Chastain Johnston	VP	VP	VP	P	VP	VP	VP	VP	VP	F	VP
7.	Mixed Alluvial, Wet Swamp	VP	VP	VP	VP	VP	VP	VP	VP	VP	VP	VP
8.	Marlboro Duplin	G	G	G	G	G	G	G	G	G	G	G

G - Good -- Above average yields in normal seasons.

F - Fair -- Average yields in normal seasons.

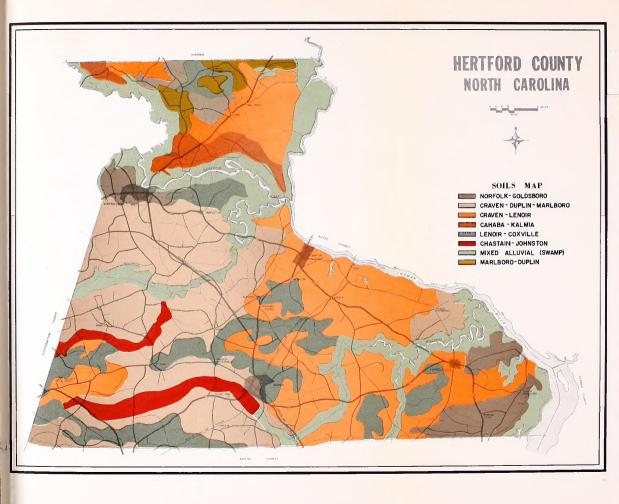
P - Poor -- Below average yields in normal seasons.

VP - Very Poor -- Usually considered unsuited for production of crops.

TABLE 2 SOIL SUITABILITY FOR SELECTED TRUCK CROPS

Soi	l Associations	Snap Beans	Cabbage	Water- Melons	Sweet Corn	Tomatoes	Cucumbers	Squash	Okra	Cantaloupes
1.	Norfolk Goldsboro	G	G	G	G	G	G	G	G	G
2.	Craven Duplin Marlboro	F	F	F	G	F	F	F	F	P
3.	Craven Lenoir	F	F	F	F	P	F	F	F	F
4.	Cahaba Kalmia	G	G	G	G	G	G	G	G	G
5.	Lenoir Coxville	P	Р	P	F	P	P	P	F	P
6.	Chastain Johnston	VP	VP	VP	VP	VP	VP	VP	VP	VP
7.	Mixed Alluvium, Wet Swamp	VP	VP	VP	VP	VP	VP	VP	VP	VP
8.	Marlboro Duplin	G	F	G	G	G	G	G	G	F

G - Good -- High yields in normal seasons.
F - Fair -- Average yields in normal seasons.
P - Poor -- Below average yields in normal seasons.
VP - Very -- Usually considered unsuited for production of crops.
Poor



crops, such as truck crops, can be grown with equal success, but it is doubtful that any significant change will occur in the immediate future. The soil suitability for field and truck crops is shown in Tables 1 and 2.

There are other reasons why the soils are suited for agricultural use. These reasons are illustrated in Table 3 which provides the general characteristics of the soils. First, the texture of the top soil used for farming is good, ranging from sandy loam to silt loam. Secondly, the slope of the soils are from 0 - 10%. Thirdly, most of the soils adequate for cultivation are adequately drained. Fourthly, the water table of the soils suitable for agriculture are from 30' to 120' below the surface, which reduces the danger of standing surface water. The suitability of the soils for road construction, recreation, and woods are also included in Table 3.

TABLE)
GENERAL CHARACTERISTICS OF THE BOLL ABSOCIATIONS

	TEXTURE		SLOPE	DRAINAGE	BEARING STRENGTH	WATER TABLE	PERCOLATION RATE	SENERAL SUITABILITY FOR:		
Soil Associations	Top Soil	5vb 5011	%		Tens/So. Ft.		Hiniinsh	Road Construction	Parameter	
Worfolk Coldaboro	Sandy Loam to Loamy Sand	Sandy Loan to Clay	0-10	Vell Drained	2-4	Below 1207	45-36	Good	Good	Good
Craven Duplin Harlboro	Sandy Loam to Fine Sandy Loam	Sandy Clay Loam to Clay	0-10	Moderately Well Drained	2 - 4	30"-120"	45-75	Fair	Good Fair	Good
Craven	Fine Sandy Loam to Silt Loam	Sandy Clay CO Clay	0-10	Hoderately Well Drained	3-5	30"-120"	Over "1	Poor Very Poor	Fair Poor	Good
Cahaba Kalmia	Sandy Loam to Loamy Sand	Sandy Loan to Sandy Clay Loan	0-3	Well Drained	2-4	Below 120"	45-13	Good	Good	Good
Lenoir Coxville	Fine Sand Loam to Silt Loam	Sandy Loam to Clay	0-5	Poorly Drained	3-5	0-30"	Over 75	Very Poor	Poor	Good
Chastain Johnston	Loamy	Clay Loam	Level	Very Poorly Drained	3-3	0-15"	45-75	Poor Very Poor	Poor Very Poor	Good
Mixed Alluvial, Wet Swamp	Loamy	Hixed Texture	Level	Very Poorly Drained	Less than 1	0-15"	Over 75	Very Poor	Very Poor	Good
Marlboro Duplin	Sandy Loam to Fine Sandy Loam	Sandy Clay Loam to Clay	0-10	Moderately Well Drained	2-4	30"-120"	45-75	Good Fair	Good Fair	Good

SOURCE: U.S. Soil Conservation Service

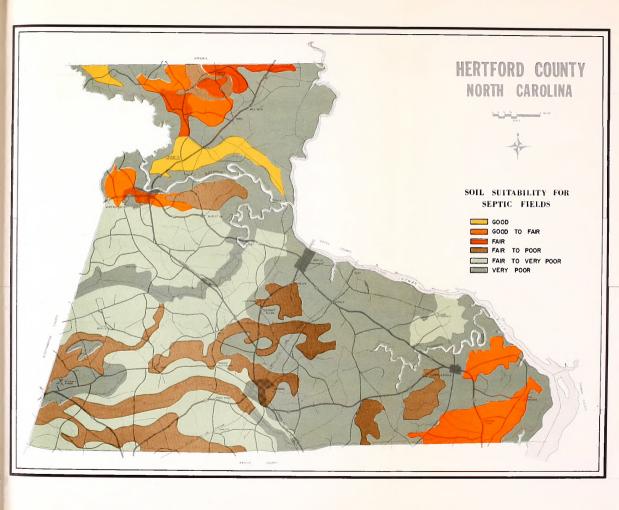
In order to plan for residential development, the suitability of the soils for septic tank use should be measured. Certain portions of the county are unsuited for septic fields. These areas are illustrated on the Suitability for Septic Field Map on page 27. The criteria used for delineating these areas were based on the slope, drainage, water table, and percolation rate of the soils. Since this is a generalized map and soil conditions within each association vary, it is recommended that before an area is used for a septic field a percolation test be made. If the result of the test is greater than 60 minutes per inch, the site should not be used. This is the recommended sanitary rate by the North Carolina State Board of Health.

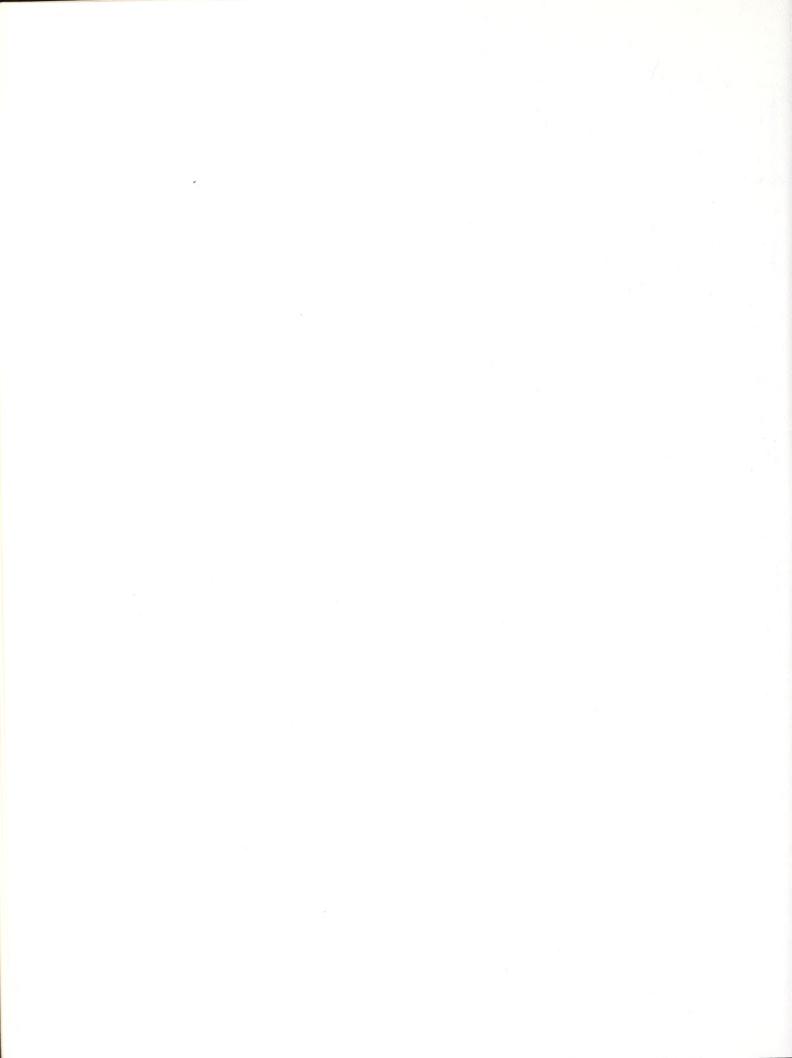
Agriculture

<u>Historical Development</u>

The early settlers of Hertford County depended primarily on the rich farm land as a means of livelihood. Then, as well as today, the area was endowed with a climate which permitted the growing of two crops a year in some instances. The mild winter climate was favorable for growing cover crops, hardy vegetables, and pasture crops. The first settlers grew corn, wheat, potatoes and garden vegetables, and soon introduced hogs and beef cattle. They chiefly exported flax seed, pork, rice, flour, indigo, and butter.

The plantation system that was practiced throughout the South prevailed until the Civil War, and the large farms were practically self-supporting, producing all the food, much of the clothing, and the leather and farm implements.





The presence of large-scale cotton plantations was responsible for the fact that a high percentage of the present population of Hertford is now nonwhite. The Civil War had a disastrous effect upon such an economy. Labor conditions were demoralized, and generally, capital was wiped out. The readjustment resulted in an unusually high rate of farm tenancy.

Today, agriculture still plays the predominate role in Hertford County. At present, peanuts are the leading crop followed by tobacco, cotton, and corn in order of importance. In fact, the growing demand for corn and the establishment of corn processing plants in the county have brought this ancient crop back into prominance.

During these years of development, the people of the county have been working to extend Hertford's trade influence. They also have developed schools, a library, hospital, and other public facilities, and industry has been encouraged to supplement its agricultural economy. Today, Hertford's industries produce boxes, baskets, millwork, boats, children's garments, electric appliances, and ready-mixed concrete. Although the present trend is to attract industry to the county, agriculture should continue to flourish.

Present Development

Today, agriculture is one of the primary sources of income in the county. In 1961 Hertford County ranked thirty-third among North Carolina's one hundred counties in the

value of princpal crops produced. At that time, the principla farm cash crops were tobacco and peanuts, which produced approximately 74 percent of the total value of the crops grown. Today, in addition to tobacco and peanuts, the other significant cash crops are cotton, corn, and soybeans.

At present 113,803 acres of the land in Hertford County are used for farming. The supervision of this land is conducted by approximately 1100 farm owners, 1000 tenants, and 15 farm managers. The average farm size has steadily increased since 1954. At that time, the average farm size was 78 acres; today, it is 90 acres. Accompanying, and resulting in part from the increase in farm size, the average dollar value per acre also has increased. In 1954 the value per acre was \$107.45; in 1959 it had experienced an increase of 79 percent to \$192.19. Although this latter figure has increased, farm tenancy has decreased from 66.7 percent of the total farm operators in 1954 to 59.9 percent in 1959. Based on past and present trends, these figures are expected to continue to decline.

Agricultural Economy

The agricultural economy of Hertford County is very diversified in that it produces four major crops, i.e.,

¹Information supplied by L. L. Hodges, County Agent, Agricultural Extension Service, Winton, North Carolina

tobacco, peanuts, cotton, and corn. Refer to Table 4

Future expectations reflect an even greater diversification.

The essential reason behind this speculation is that two other enterprises are expected to contribute to the agrarian economy.

TABLE 4
PRINCIPAL AGRICULTURAL CROPS 1959-1964

YEAR	COMMODITY	ACRES	AVERAGE YIELD PER ACRE	CASH VALUE
1959 1964	Cotton Cotton	4,504 7,819	385 1b. 500 1b.	\$ 468,000 1,095,000
1959 1964	Tobacco Tobacco	3,144 2,834	1580 lb. 2475 lb.	2,906,000
1959 1964	Peanuts Peanuts	14,838	1750 lb. 1807 lb.	2,569,000 2,813,000
1959 1964	Corn	19,900	55 bu. 60 bu.	650,000 663,000

SOURCE: Hertford County Agricultural Extension Service

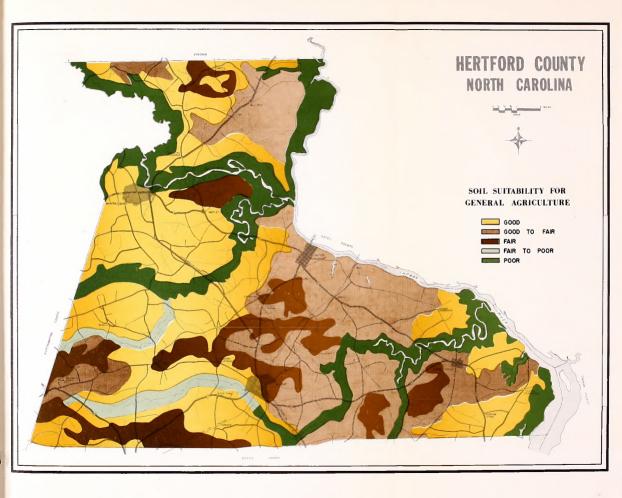
The first and probably the most significant is the raising of livestock. The future outlook is good since Hertford County has the soils, climate, market and feed necessary for the profitable raising of livestock. Specific attention will probably be directed toward swine. At present, there are few farmers raising swine for a profit. This results, in part, from the fact that the grain that is available for feeding swine is being shipped out of the county.

In addition, there are two other basic reasons why the enterprise is not being conducted on a profit making basis. First,
many farmers do not have the managerial ability to schedule
the time required for raising swine such that it does not
interfere with the time required to harvest major cash crops.

Second, many farmers are not fully educated in the new procedures and methods of raising swine. However, if and when
these two obstacles are eliminated, an additional supplementary income can be expected.

The second enterprise expected to add to the agrarian economy of Hertford is vegetable raising. Here again, the county has the transportation system, climate, and market proximity necessary for this enterprise. Of all these factors that favor the raising of vegetables in Hertford County, probably the most important is the available market. The major outlet is the Norfolk-Portsmouth Metropolitan Area, which is approximately 48 miles away. Other metropolitan areas that extend as far north as the New England States offer some potential. The reason to date for the failure to develop can be attributed to the fact that few farmers know how to raise these crops on a large scale, and in turn fail to realize the potential profit.

Within a few years both raising swine and vegetables could become a major source of agricultural income in Hert-ford County in addition to the present income realized from cash crops being produced. Indicated on the Soil Suitability





for General Agriculture Map on page 33 is the land suitable for all of these agricultural uses. The agricultural capabilities of this land are included in the soils section of this report. In that section various agricultural uses were suggested based on the general soil characteristics, i.e., percolation rates, bearing strengths, slope, drainage, etc.

Forestry²

Hertford County forests provide many of the ingredients required not only for the continuing economic growth of the county, but also for the social well-being and enjoyment of its citizenry. This renewable resource, occupying 65 percent of the total land area of the county, provides the raw material for the wood-using industries, the support directly or indirectly, for the large segment of the population who grow, harvest, process and manufacture forest products, and multiple use benefits of watershed protection, fishing, hunting and recreation for everyone.

The county contains 149,400 acres of forest land. It is owned by Union Bag-Camp Paper Corporation of Franklin,

For additional agricultural statistics, see the Economic Potential Study for Hertford County, North Carolina Department of Conservation and Development, Division of Community Planning, Coastal Area Office, Washington, N.C., June 1967, p. 68.

 $^{^2}$ Source of information - Mr. Charles Edwards, Forest Ranger for Hertford County; Mr. L. L. Hodges, County Agricultural Extension Agent.

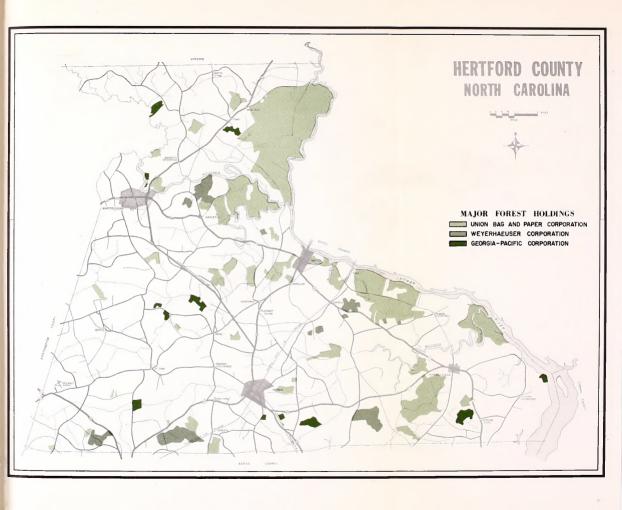
Virginia; Weyerhaeuser Company of Plymouth, North Carolina; Georgia Pacific Corporation; and private citizens of the county. The major holdings are delineated on the Major Forest Holdings Map on page 37.

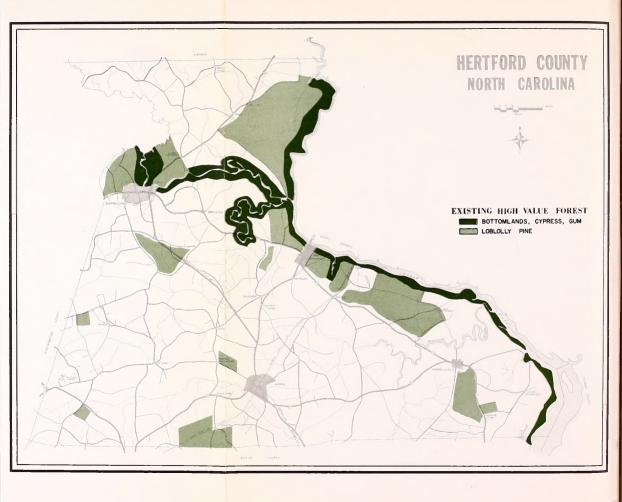
Loblolly Pine constitutes nearly 85 percent of the forest land in the county. Because of this, it is considered to be the most important tree type to the county's economy. This specie of pine is a fast growing member of the yellow pine group. Cypress and Tupelo Gum are also found in large quantities along the major rivers and streams in the county. The present location of these timber types are illustrated on the Existing High Value Forest Map on page 38.

Forestry is important to this county because a large number of people are employed in timber related industries. Refer to Economic Development Study for Hertford County.

The potential of this natural resource, according to the Agricultural Extension Service, is not sufficient to attract additional woodusing industries. This may be traced back to poor woodland management by the early settlers of the county. It does not indicate that existing industries will not have an ample supply of timber to continue in operation. Good management of the county's forest land is now being practiced and sufficient timber now being produced for these industries depending on this natural resource.

¹ Op. cit., Hertford County Economic Development Study, p. 38.





It is to the advantage of each owner of woodland to manage his investment so that the soil will produce the largest average annual yield of the most desirable material. In order to accomplish this the forests must be protected from fire, destructive insects and diseases, and cutting must be regulated so that there will always be sufficient desirable growth left on the ground to maintain a maximum yield.

Wetlands and Wildlife

There are three types of wetlands in Hertford County: seasonably flooded bottomlands, inland open fresh water, and wooded swamps. These wetlands constitute approximately 22,340 acres of the county's land area. Refer to Wetlands Map on page 41.

The Meherrin River and Potecasi Creek basins contain most of the bottomlands. Most swamp lies along the Chowan and Wiccacon Rivers and the lower portion of the Meherrin River. The Harris and Taylor millponds (totaling about 140 acres), near Harrellsville and Winton, are the largest lakes. The acreage, principal vegetation, principal wildlife species, and ownership of each type of wetland is listed in Table 5

North Carolina Wetlands, North Carolina Wildlife Resources Commission, Raleigh, N. C., 1962, p. 57.



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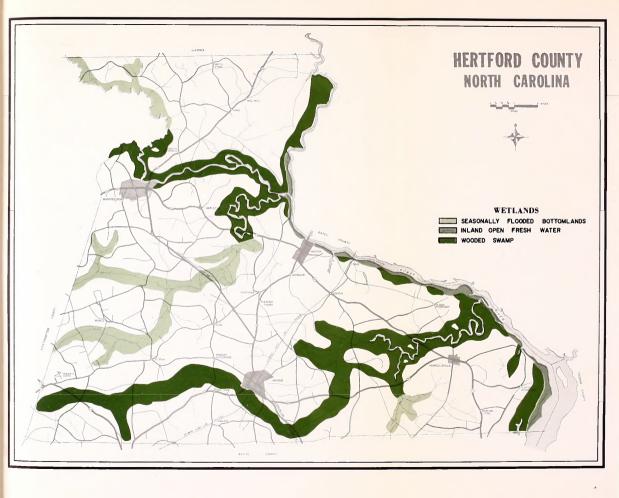
North Carolina Wetlands, North Carolina Wildlife Resources Commission, Raleigh, N. C., 1962, p. 57.

TABLE 5
GENERAL CHARACTERISTICS OF WETLANDS

Wetland Type	Approximate Acreage	Principal Vegetation	Principal Wildlife Species	Dev. Pot. for Waterfowl	Ownership
Bottomlands	7,400	woody- sweet gum, red maple, river birch, oak, elm, hickory, sycamore, hornbeam, ironwood, herbaceous- day-flower, fall panicum, smartweed, groundnut	gray squirrel, rabbit, rac- coon, mink, quail, gray fox, opposum, wood- cock	mostly poor	small lumber companies, farmers
Inland Open Fresh Water	140	woody- cypress, buttonbush, herba- ceous- spatterdock, cattail, pondweed, duckweed	muskrat, rac- coon, mink, otter, wood duck, mallard	fair	mostly owned by farmers
Wooded Swamps	14,800	woody- cypress, tupelo gum, black gum, red maple, ash, herbaceous- smartweed, day- flower, wild millet, arrowhead	raccoon, rab- bit, mink, otter, deer, bear	fair to good	Union Bag-Camp Paper Corp., small lumber companies and farmers

SOURCE: North Carolina Wildlife Resources Commission

Seasonably flooded bottomlands are located adjacent to most streams in counties 50 to 100 miles from the coast. The soil is moist to water logged when not flooded. Some bottomlands are tilled or in pasture. Bottomland depressions along some of the large rivers and creeks can be diked and managed for waterfowl. Nut-producing trees such as oak, hornbean, and ash occur in large quantities in many basins. Year-round flooding can kill them, but no harm results from fall and winter flooding. Bottomlands flooded at this time often attract large numbers of wood ducks, mallards, and black ducks. The flooded area should be drained during March and not flooded again until October or early November.





Inland open fresh water consists principally of lakes, grist mill ponds, and reservoirs. It does not include streams, rivers and farm ponds. Water depths are shallow (except in reservoirs) and seldom exceed 12 feet. Vegetation is comprised mainly of pondweed, water milfoil, smartweed, water lily, spatterdock, duckweed, watershield, and cattail. Most lakes and reservoirs are largely void of vegetation.

Wooded swamps in the county cover the lowlying areas bordering the streams and water courses. They are often flooded, especially in the winter, by more than a foot of water. These areas tend to dry up during the growing season, when growing plants greatly increase the demand for the available water. Since swamps lie in what is usually termed flood plain areas, they have very little potential usefulness as agricultural lands. They serve as refuge areas for a variety of wildlife and are excellent areas for growing certain types of timber. Modern engineering practices make it possible to fill swamps and convert such land to other uses, but the expense is very great and there is no demand for filling swamp land at this time or during the next twenty years in Hertford County.

Wildlife is found in the wetlands in large quantities.

The northeastern section of the county between the Meherrin River and Virginia State Line supports most of the deer in the county. Swamps along the Chowan River support a few bear. Bottomlands are populated by gray squirrels, rabbits

and quail. The largest and most productive deer hunts are held on Union Bag-Camp holdings along the Chowan River. Refer to Major Forest Holdings Map on page 37.

Waterfowl in general are scarce. However, two ponds, near Cofield, of 10 and 25 acres and the right combination of farming and conservation practices attract from three to six thousand Canadian geese and between five hundred and eight hundred puddle ducks annually. The broad waters of the adjacent Chowan River provide additional roosting and resting places for these birds also. In general, the opportunities for public waterfowl hunting are negligible.

Due to a lack of interest in trapping, muskrats, minks and otters are increasing. Raccoons reduced by disease in 1957 are also increasing, and wildcats are scarce. Twelve trapping licenses were sold in the 1958-59 season and an estimated harvest of 600 muskrats, 140 raccoons, 65 minks, and 12 otters was recorded.

The income from hunting and trapping wildlife in the county amounts to less than \$2,000 per year. Sufficient amounts of profitable wildlife (muskrat, raccoon, mink, and otter) do not exist for anyone to depend on hunting and trapping as a means of making a living. Although hunting and trapping is not profitable, the county does have excellent hunting areas for the sportsman.

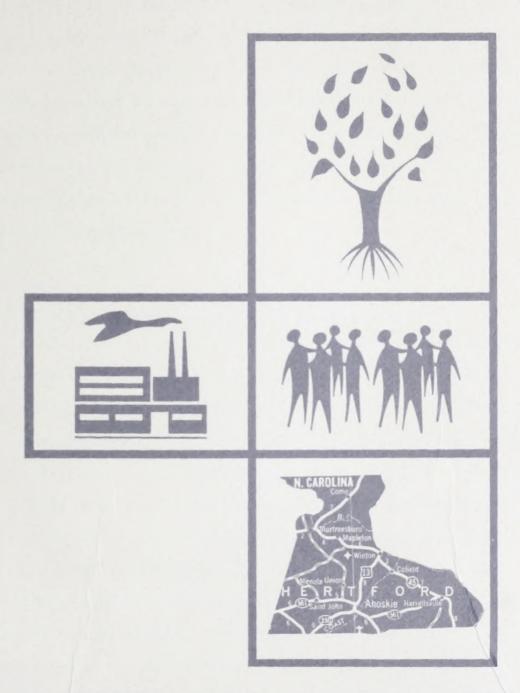
The wetlands of the county will probably remain intact in the future. It is probable that swamps and bottomlands

will be managed more extensively for timber purposes. For the time being, the wetlands of the county will probably remain as refuse for wildlife and a haven for the sportsman. Table 6 indicates the development potential of the wetlands for Hertford County.

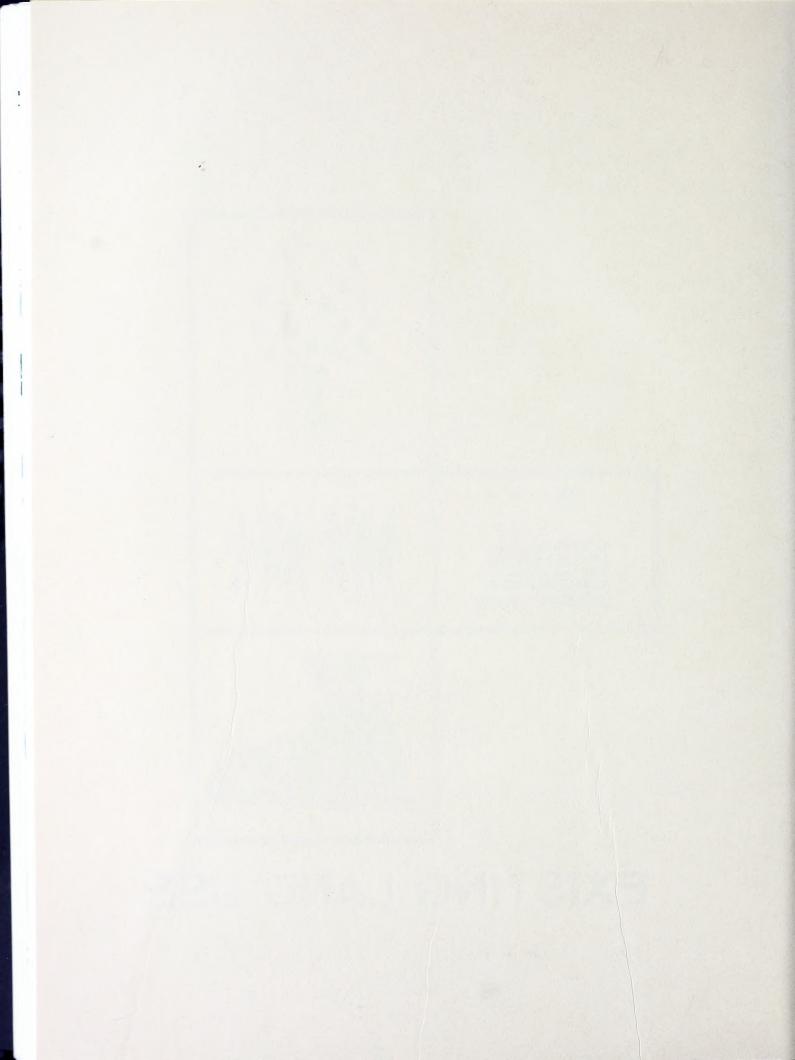
TABLE 6
WETLAND DEVELOPMENT POTENTIAL
HERTFORD COUNTY - 1967
DEVELOPMENT POTENTIAL FOR

Wetland Type	Agriculture	Forestry	Waterfowl	Game Animals
Bottomlands	Fair	Good	Fair	Good
Inland Open Fresh Water	Poor	Poor	Good	Good
Wooded Swamps	Poor	Good	Fair	Good

SOURCE: North Carolina Wildlife Resources Commission



EXISTING LAND USE



EXISTING LAND USE

Before a comprehensive plan for growth and development can be formulated it will be necessary to determine the current use of the land. Based on the present use, a comprehensive plan can be made for Hertford County. This section provides a survey and analysis of the existing use of land for residential, commercial, industrial, transportation, communication, cultural, entertainment, recreation, agricultural, and open land.

Residential

Single Family and Multi-Family Dwellings

Throughout Hertford County the pattern of residential settlement is similar to most of eastern North Carolina. Essentially, single family residences made up the majority of the residential pattern. A few multi-family dwellings can be found adjacent to the major urban centers, but basically bona fide farms and individual homes are scattered throughout, bordering along primary and secondary roads.

The bulk of this rural population has concentrated around Murfreesboro and Ahoskie, the two major urban communities in the county. This can be attributed to several obvious factors. Typically, the individual landowner desires easy access to major transportation routes. In fact, one could expect with the addition of any new highway facility that new residential development would be stimulated. In

addition, these larger concentrations have occurred because of each particular area's advantages, i.e., proximity to jobs, retail shopping centers, police and fire protection, water and sewage services, etc. All of these factors and many more influence where the individual locates.

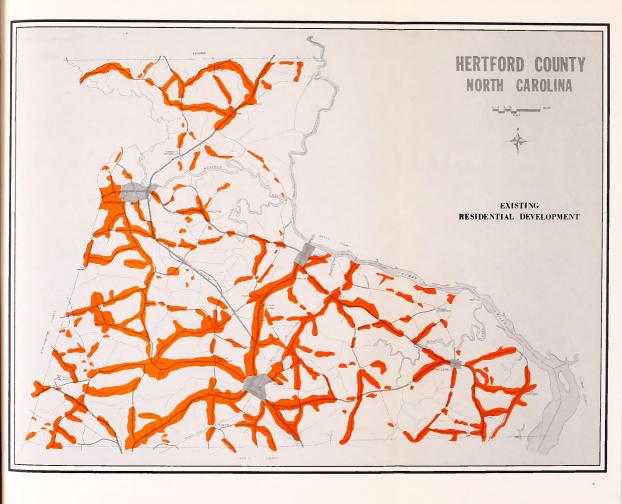
Within the county 654 acres of land are used for residential purposes. This amount was determined by allowing one-fourth acre per dwelling unit in the planning area. The Existing Residential Development Map on page 49 illustrates the concentration of the population throughout the county.

Housing Conditions

The existing residential pattern is important, but this alone is not entirely indicative of what is occurring in the county. The condition of each residence has been recorded to reflect the housing characteristics of the county.

Today, of the total 2,615 homes located in the county, but outside the incorporated towns, approximately 1,332 are dilapidated, 389 are in need of major repairs, and 368 are in need of minor repairs or of good condition. The first two figures represent the homes of approximately 8,949 people

¹These figures were obtained from a "windshield survey" of general housing conditions conducted in Hertford County, December 1966, by the Division of Community Planning.





which are presently substandard in the rural community. 1

This figure, over 60 percent of the total rural population, needless to say, is appalling. The social problems and consequences, are obvious. The lack of economic opportunity has forced these people into a low standard of living. Of course, this economic way of life can be attributed to a multitude of things.

In most cases, these people lack both the economic means and the incentive to raise their standard of living much less raise the esthetic appearance of their homes. Consequently, some effort or method should be applied to change this. Essentially, there are three alternatives. First, the economic means could be made available, if not wholly, at least in part. Second, individuals could be required by local ordinances to meet certain housing standards. Third, outside forces could be introduced providing personal incentive and desire to raise the standards.

The dilapidated houses and the houses in need of minor repair are nearly equal in distribution throughout the county. There are no major concentrations of these units in any given area. However, it is evident that the farther you travel from the populated areas of Murfreesboro and Ahoskie, the

The figure of 8,949 people was reached by multiplying the 1960 census average number of inhabitants per household of 5.2 persons by the number of dwelling units beyond the incorporated town limits.

more numerous these dwellings occur. The large number of dilapidated homes is primarily due to the fact that Hertford County's economy has been agricultural in nature and has required a large number of homes for sharecroppers. Since the number of people required in agriculture has reduced, the demand for homes of this nature will be less. Consequently, the overall housing condition of the county is expected to improve in the future.

Mobile Homes

In search for better housing, at a price within the budget of the average individual, many people in Hertford County have purchased mobile homes. At present, there are 82 mobile homes in the county, using approximately 16 acres of land. Of the total 82 mobile homes, 48 are located within a three to four mile radius of Murfreesboro, Ahoskie, and Winton.

A major problem created by the use of mobile homes is that the county does not require mobile homes to be parked in an approved mobile home park. Consequently, they are found in numerous places throughout the county usually in small numbers. Also, the mobile home parks that are available are inadequate because insufficient space is provided for streets, alleys, driveways, entrances, exits, walkways,

 $^{^{1}}$ Land Use Survey was completed in February, 1967.

recreation areas, and the space for each mobile home lot.

These problems exist largely because Hertford County does not exercise any controls on mobile homes. The county should take these problems into consideration and adopt and enforce the controls that are needed to eliminate or reduce the problems created by the use of mobile homes.

Although mobile homes are being built that cost as much as \$20,000 and more, the majority of sales remain around \$3,000 and \$4,000 per unit. Essentially, this figure represents a low cost dwelling unit which is not desired in high income residential areas. In addition, being mobile in nature, the probability of locating in these areas is greater. The higher income homeowners have indicated a desire for the control elimination of mobile homes. This desire may be dogmatic in light of the needs and demands the mobile home is capable of satisfying for what must be considered the majority of the people. Any efforts toward elimination must be considered discriminatory regardless of the rationals used to supposedly justify it.

The possibility of unjustified discriminatory action is, without a doubt, unwarranted. Instead, the issue here should be planning via the protection of property values. In other words, the location of all homes whether typical construction, prefab construction, or mobile home should be determined because of the value of each. This essentially will be one element of the criterion adhered to in the determination of the future residential plan for Hertford County.

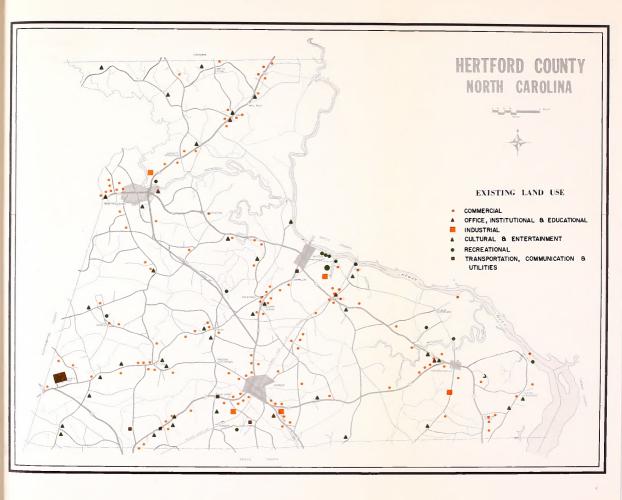
Commercial

Today, the major comparison shopping establishments can be found in Ahoskie and Murfreesboro. These two retail centers are where most of the county's population orients and associates itself. Also, some secondary association occurs with Harrellsville and Winton. The significance of each community as far as retail sales are concerned was presented in detail in the "Economic Development Study."

In addition to the major retail centers, convenience shopping and a minor amount of comparison shopping is available throughout the remaining rural communities. The large majority is strategically located along primary transportation systems and at important crossroads. It is evident each location originated because of onetime population concentrations and/or vehicular circulation. Whether or not each adequately serves the retail needs of a particular section of the county is difficult to determine. However, it is obvious in many cases that some of these establishments create many problems which would not necessarily occur if located elsewhere or concentrated in other locations.

One of the problems created is the traffic hazard associated with the crossroads commercial areas. With insufficient off-street parking, cars are often parked on or
close to secondary and primary roads reducing the field of

Op. cit., Economic Development Study, p. 79.





vision for oncoming cars. An additional problem caused by commercial structures in the rural areas is that they are often constructed too close to the primary roads. As a result of this, children often stray onto the road. These problems could be reduced by the adoption and enforcement of a zoning ordinance requiring adequate off-street parking and setback requirements for these retail establishments.

The Existing Land Use Map on page 55 provides an adequate picture of the land being utilized for retail and wholesale establishments. Approximately 47 acres of land are devoted to this land use.

Wholesale establishments within Hertford County include wholesale storage, tobacco warehouses, wholesale outlets, etc. The large majority are located within the corporate limits of Ahoskie and Murfreesboro. However, a significant number of establishments are situated outside the corporate boundaries adjacent or with easy access to major highways. Some additional firms border U.S. 13, N.C. 350, and the Atlantic Coast Line Railroad, but for the most part, the remaining are loosely scattered about the county and do not reflect any particular pattern or reason for their location. Suprisingly, there are no wholesale firms located along the Chowan River because it is navigable for its entire length.

In planning for future wholesale activity, there are three factors to consider. First, wholesale firms will probably continue to desire easy access to major transporta-

tion routes, because a large part of their activity is involved in transportation of goods to various markets. Second, they will probably desire to establish their buildings on "cheaper" land, which is normally beyond municipal corporate limits. Because the bulk of the wholesale business is storage, any wholesale operation on highly valued land would not be economically feasible for storage use if a greater economic return could be realized from other uses. Hence, large land consuming uses whose main endeavor is the storage of goods and supplies, should be found in outlying areas. Third, a large amount of wholesale business may be dependent upon local, retail establishments. Consequently, local wholesale establishments would probably prefer locations as close to retail outlets as possible. These three factors comprise the major considerations when planning for wholesale locations.

Industry

Industrial lands are small and scattered for the most part throughout the county. The only major manufacturing firm in the county is the Sunbeam Corporation. All other classifications of industry shown on the Existing Land Use Map on page 55 consist of small asphalt patching plants, fertilizer plants, feed storage and grinding or farm related industrial firms. The Sunbeam Corporation is located south of Ahoskie adjacent to the Atlantic Coast Line Railroad. Like most light industrial firms, the relatively easy access

to various markets and available labor supply obviously were considerations when they first initiated their operation.

Consequently, with an adequate supply of labor and an improved transportation network, e.g., better highways, reasonably good air facilities, and a good rail system, the probability of industrial firms migrating to the county is greater. This premise is reinforced by the fact that the county is adjacent to the Norfolk Metropolitan Area, a world export and import market.

At present, industry constitutes approximately 78 acres of land in Hertford County. This amount will increase in the near future, because two new plants, Superior Fiberglass Company and Rollic Inc., are planned outside of Murfreesboro. Hertford County possesses adequate locations, labor, transportation system and nearby regional markets for industrial growth. Fifteen industrial sites within the county were delineated and discussed in the Economic Development Study.

Office, Institutional, and Educational

This land use classification consists of finance, insurance, real estate business, and other white collar professional services, governmental services, educational facilities, libraries, and various nonprofit organizations and
associations. Essentially, there is little or no office

¹ Op. cit., Economic Development Study, p. 47.

and institutional land use outside the existing incorporated towns. The bulk of present business and financial activity is found inside Ahoskie and Murfreesboro. Most of the governmental services are found in Winton. In the rural areas the only facilities of an office and institutional nature are schools, state police headquarters, state prison camp, and state highway department yard. Negotiations are underway to convert the prison camp, located at Union, N.C., into an Industrial Education Center. For the most part, there is little reason to believe the county will experience any significant growth within this land use category. The only exception would be an addition of educational space which is presently being contemplated by the school board.

While most of the governmental services are provided in Winton and 70 percent of the county's retail trade occurs in Ahoskie, most of the educational and cultural activity occurs in Murfreesboro. This activity is the direct result of Chowan College. Today, students, faculty, and others associated with the college represent almost one-third of the town's population. This may be indicative of the impact the school could have on the community and its future role in the county.

Population and Economy, Ahoskie, North Carolina, Ahoskie Planning Board and Division of Community Planning, Department of Conservation and Development, State of North Carolina, Raleigh, North Carolina, October 1964, p. 47.

Only two schools within the county are found outside the incorporated towns. One of these is the Amando S. Cherry Elementary School, constructed in 1953 on a ten acre site west of Harrellsville to house grades one through eight. The unit included eight classrooms, a boiler room, storage space, teachers' lounge, and office space. In 1962, this school provided instructional space for nine teachers, with the additional classroom coming through the use of the library. This school does meet modern standards and should be an acceptable facility for many years. 1

Riverview Grade School, the other school located outside the incorporated towns, was constructed in 1942 on a 23 acre site. The original building provides 12 inadequate and small classrooms. A small library, a teachers' work room, and two very small toilets are available. In 1962 the auditorium was used for three temporary classrooms. An addition was made to this building of seven classrooms, two toilets, and a boiler room in 1950. At a later date, an additional four classrooms of adequate size were added. Recently, an additional six classroom unit was constructed and a school lunch facility. The North Carolina Department of Public Instruction recommends that this unit should be continued in use as an elementary unit and that it should

Hertford County School Survey, Division of School Planning, Department of Public Instruction, 1962, p. 42.

not be enlarged. Replacement and/or elimination of the older portions of this school should be considered in any long-range planning. 1

The general location of prevailing office and institutional land use in the county is illustrated on the Existing Land Use Map on page 55. Approximately 46 acres of land are devoted to this land use.

Cultural, Entertainment, and Recreation

As previously described, the primary cultural and entertainment activity occurs in conjunction with Chowan College in Murfreesboro. The exception is the churches of various denominations scattered throughout the county. These naturally reflect much of the cultural heritage of the local people. Besides the church organizations, various private groups, e.g., fraternal orders, civic clubs, religiously affliated groups, lodges, etc., provide a social outlet to the rural population. The major entertainment facilities consist of two drive-in theaters located near Ahoskie and Murfreesboro, and a go-cart tract in Union. Approximately 41 acres of land are used for cultural purposes, and 20 acres are used for entertainment within the county. These two land uses are delineated on the Existing Land Use Map page 55.

¹ Ibid., p. 48.

 $[\]frac{2}{N.C.}$, $\frac{Op.}{p.}$ $\frac{cit.}{7.}$ Land Use Survey and Analysis, Murfreesboro,

Because of the amount presently existing and the potential the county has for future recreational activities, recreational land should be classified somewhat separately from the other categories (see Existing Land Use Map, page 55).

The existing pattern shows a significant amount of activity occurring along the Chowan River. Although it is a large amount, the potential use has not been maximized. Essentially, the activity consists of boat launching sites, swimming facilities, golf course, Boy Scout camp, seasonal cottages and a few marinas. Most of this recreational activity occurs near Winton or in the Harrellsville area.

Although much of the activity occurs along the river, this only represents approximately 50 percent of the total recreational land useage. A large amount of land is utilized for recreation around Union, N.C. in the central part of the county. The local country club, a recreation shelter, a community church and the proposed Industrial Education Center are, or will be, concentrated in the general area, creating a center of recreation activity. This general area, if properly utilized and designed, may provide the county with a necessary core of recreation facilities from which a countywide recreation program could function.

In addition to these two major recreation land use concentrations, a few facilities are scattered throughout the remaining sections of the county. These consist of hunting lodges, recreation shelters, and two local community

centers located outside Harrellsville and in Menola. These comprise the recreation offered in Hertford County, but does not reflect what is needed to meet the demands of the local population. In order to satisfy the requirements of the expected 25,400 residents by 1980¹, Hertford County needs a total of approximately 254 acres of developed local recreation space. This excludes any regional park serving more than the immediate area and also excludes any conservation and wildlife areas. At present, approximately 200 acres are devoted to recreational use. By reviewing the various maps included in this study, it may be seen that the potential recreation land is available, if the county is willing to acquire and develop it, and promote a recreation program.

In addition, to specifically developed areas, there is a need to retain large tracts of land for conservation and wildlife use. The natural amenities of these areas should be preserved. If this were accomplished, various sections could be used for hunting, fishing, hiking, camping and other outdoor recreation activities. Specific areas possessing characteristics conducive to such use are delineated on the

 $[\]frac{1}{\text{Op. cit.}}$, Economic Development Study, Hertford County, N.C., p. 31.

This figure is based upon National Park and Recreation Standards of 10 acres/1,000 population.

Land Potential Map on page 83. Many of these areas lie adjacent to the Chowan River, the Meherrin River, the Wic-cacon River and their tributaries and are not desirable for agricultural, residential, etc. usage.

In addition to satisfying the functional capabilities of the land, attempted developments might aid in reducing unemployment via improvements to the land and supervision of recreation activity.

Transportation, Communication, and Utilities

Transportation

The present transportation systems are adequate to satisfy the immediate needs of the people of Hertford County. The county highway system is linked with Interstate 95 by U.S. 158 which crosses the northern area. This relationship is advantageous to prospective industrial centers and private citizens. The Interstate Highway lies approximately 30 miles to the west of the county. In addition to the regional ties with I-95, the area is served by six primary routes--U.S. 13, U.S. 258, and U.S. 158, plus N.C. Highways 45, 350, and 561. These highways offer the major means of transportation. However, the county is also served by two railroads, the Atlantic Coast Line Railroad and the Seaboard Air Line Railroad, and a small air facility, the Tri-County Airport. This field with a 3,600 foot paved runway and 1,200 foot approach at each end serves Hertford, Northampton, and Bertie Counties, and is designed primarily for small

craft. Transportation facilities (roads, airports, and railroads) occupy approximately 3,300 acres of land in Hertford County. Of this amount 2,895 acres are used for the construction of roads. See Existing Land Use Map on page 55.

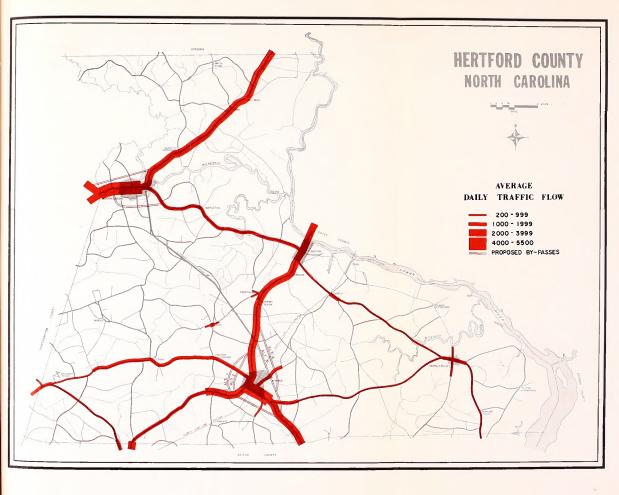
For the future there is little anticipated development in any of the various modes of travel. The only exceptions are the proposed bypasses by the State Highway Commission around the two urban centers, Ahoskie and Murfreesboro.

Refer to the Average Daily Traffic Flow Map on page 67.

The installation of these facilities would in the long run have advantageous effects on the two communities. If both are properly controlled and are allowed to function in a proper manner, their presence will bring about additional circulation into and around the towns. This additional movement should influence sales of both the retail and service establishments as well as influence participation in the various cultural, recreation, and entertainment activities offered.

At this point, it would be pertinent to reiterate on a previous statement. With improved roads, a greater amount of movement is incited. While the present highway system

Information derived from interview with R. J. West, State Highway Department, Ahoskie District Office, Ahoskie, North Carolina, March 10, 1967.





may satisfy the expected volume for the immediate future, it does not necessarily stimulate any additional movement or use of the facility if it remains unimproved. According-ly, efforts should be made to upgrade those facilities that could tie various communities (and their activities) together. This has been accomplished in part with the new Murfreesboro, Ahoskie Highway, but in addition, efforts should be made to increase circulation between all the major centers and eliminate any obstacles deterrent to the realization of maximum use.

Communications

A continually improved communications system within any area is necessary before it can experience growth and development. Today, what the consumer buys, his transportation needs and much of his social life is influenced or stimulated by the various modes of communication.

Presently, two radio stations, WRCS in Ahoskie, and WWDR in Murfreesboro, operate in Hertford County. WRCS broadcasts on 970 kilocycles with a power of 1,000 watts. The station began operation in 1948 and has since broadcasted throughout the Roanoke-Chowan area during daylight hours. Transmitter and offices are located on N.C. 350 south of Ahoskie. (See Existing Land Use Map on page 55). WWDR in Murfreesboro also broadcasts only during the daylight hours, and operates on 1080 kilocycles with 500 watts of power. The station began broadcasting in March of 1965, also serving the

Roanoke-Chowan area including, Northampton, Bertie, Gates and Hertford Counties. Transmitter for this station is located in Northampton County with offices in Murfreesboro.

At present, the county does not have a local television station, however several serve the area. The primary reception originates at WAVY Channel 10, Portsmouth, Virginia; WTAR Channel 3, Norfolk, Virginia; WITN Channel 7, Washington, North Carolina; and WNCT Channel 9, Greenville, North Carolina. In addition to these, some sections of the county receive educational television from Columbia, North Carolina.

While radio and television probably play the dominant role of communicating with the people, telephone service should not be excluded as another important means. Today, the county is served by Carolina Telephone and Telegraph Company which began providing telephone service in Ahoskie in 1926. Since then, telephone service has been extended from the town's corporate limits to everyone living adjacent to state maintained roads. Consequently, there are very few inhabitated areas within the county where the service is not available.

Utilities

Electricity

Electricity is furnished in Hertford County by the
Virginia Electric and Power Company and the Roanoke Electric
Membership Corporation. VEPCO serves the four incorporated
towns and the majority of the county's land area. Presently,

it maintains a local office in Ahoskie, with the district office at Roanoke Rapids, and general offices at Richmond, Virginia. The Roanoke Electric Membership has its head-quarters in Rich Square and serves the remaining portion of the county. Both suppliers of electricity have substations throughout the county. (See Existing Land Use Map on page 55).

Today, electricity is available at 60 cycle alternating current, single and three phase at various voltages, depending upon characteristics, requirements, and site location.

There are no predominate areas in the county where this service is not provided. If for some reason additional electrical service would be required by new or existing industry, the two companies, of course, would provide the necessary service.

Gas

Liquified petroleum gas is available for domestic, space heating, and industrial purposes. Bottled and bulk quantities are available from five firms supplying gas with a rating of 2,250 BTU/cu. ft. The major suppliers for the county are located in Ahoskie, Murfreesboro, and Winton. ²

Hertford County, North Carolina, An Economic Study, Virginia Electric and Power Company, Richmond, Virginia, August 1964, p. 39.

²<u>Ibid</u>., p. 38.

Some speculation regarding a natural gas line servicing the area has occurred, but for the immediate future this should have little bearing on the sources of energy available to the county. Even if something did materialize, the closest any gas line would be to Hertford County is Rocky Mount, North Carolina.

Water and Sewerage Systems

Three of the county's incorporated towns have municipally owned and operated water and sewerage systems. These towns are: Murfreesboro, Winton, and Ahoskie. Table 7 gives detailed information of each town's water and sewerage system. At present, the people in the community of Cofield have obtained a grant and loan from the Farmers Home Administration to install a water system for their community. This project is expected to be completed in the near future.

Deep wells that vary from 250 to 400 feet in depth provide water for each town. These wells are capable of providing more water than is needed in normal day to day consumption. Each municipality does extend water service to customers beyond its corporate limits, providing these customers pay the cost of materials needed to provide such service. Water service inside the city limits is provided at the expense of the town.

Murfreesboro, Winton, and Ahoskie have had a sewerage system since the early 1900's, but neither municipality treated its sewage before 1960. Until that time, the raw

TABLE 7
HERTFORD COUNTY - WATER AND SEWERAGE 1967

Water System								
Town	Source	Max. Capacity GPD	Avg. Use GPD	Storage Capacity Gal.	Rate of Flow GPM			
Ahoskie	4 wells	1,500,000	400,000	700,000	1250			
Murfreesboro	3 wells	1,000,000	350,000	75,000	900			
Winton	2 wells	1,000,000	60,000	30,000	750			

Sewerage System								
Town	Year Began Treating Sewage	Type of Treatment	Capacity of Plant GPD	Avg. Daily Flow GPD	Receiving Stream			
Ahoskie	1962	Trickling Filter	900,000	400,000	Ahoskie Creek			
Murfreesboro	1962	Oxidation Ponds	500,000	350,000	Merherrin River			
Winton	1960	Trickling Filter	200,000	60,000	Chowan River			

sewage was dumped into whatever stream was available. Ahoskie provides sewerage service outside its town limits, providing the customers pay the cost of all materials used beyond the city limits. Murfreesboro and Winton do not have an established policy concerning the extension of their sewerage system beyond their city limits.

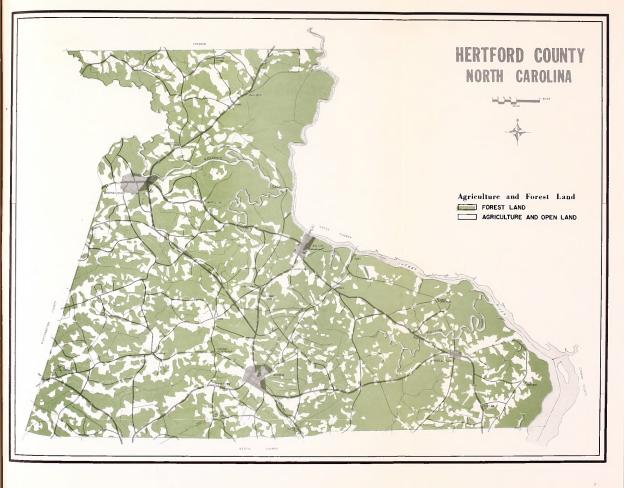
Although sewage was not treated prior to 1960, at present, there are no major sources of water pollution in Hertford County. However, on occasion minor contamination occurs during large rainstorms when the expanded water sheds carry pollutants to streams without treatment. Also, some minor

water pollution has occurred because of private septic fields discharging into bodies of surface water. In the major urbanizing areas the possibility of stream pollution is negligible since the major municipalities have ample sewage treatment facilities.

Agriculture and Open Land

The Agriculture and Open Land category is self-explanatory. At this point it would be presumptuous to make any valid analysis of whether or not agricultural land is being properly utilized. This decision lies within the realm of the educated farmer. However, for the purposes of proper land use allocation, a brief study of the pattern of open land and agricultural land may have some relevance to the development potential of the county. Almost entirely, agriculture and cleared land borders or transgresses the primary and secondary road system. (See Agriculture and Forest Land Map page 75). Most of the forest coverage follows the creeks and rivers creating a pattern which could be placed in use in a number of ways. This will be covered in greater depth in the "Land Development Plan."

The total acreage estimate for the county is 227,800 acres with approximately 113,800 acres presently being used for agriculture purposes. This figure includes agricultural forest land. Presently, agriculture represents approximately 90 percent of all open land existing in the county. A large percentage of this land instead of the forested areas will





be vulnerable to future urban expansion. This statement may appear trite, but it is an important fact to consider when attempting to determine what land would be susceptible to future urban development. With this knowledge the problems confronting the planning board in determining future land use patterns can be minimized. In short, the Planning Board should be aware of what land will probably be developed in the next decade so that they may plan accordingly.

Most of the cleared land is located adjacent to the presently urbanizing areas, i.e., Ahoskie, Murfreesboro, Winton, and Harrellsville. Also, a significant amount of cleared land can be found in the central and southwestern and the far eastern sections of the county. A closer analysis of agricultural land per se is provided in this study on page 35.

Land Use Problems

On observing the existing land use characteristics in Hertford County, one would have to conclude its problems are similar to most eastern rural areas experiencing moderate growth. The problems that prevail result partly if not wholly from a general lack of area wide or regional controls. Particular attention should be given that which is creating the undesirable growth. Essentially, there are three major problems that reflect the lack of land use control: sprawling population, mixed land uses, and undesirated.

able locations, all of which may result in many consequential changes for the citizens of the county.

Sprawling Population

Sprawling population occurs when urban development is concentrated along the major transportation routes. This land use problem is found in Hertford County along all major thoroughfares. The major areas of sprawling population are located along the highways outside of Ahoskie, Murfreesboro, Winton, and Harrellsville. For approximately four miles in all directions of these towns, homes and small business are found in large numbers. This concentration creates traffic congestion and results in many accidents each year.

In addition to jeopardizing the safety and welfare of the citizens, sprawling population also results in a more highly dispersed population. This creates a problem for the county in providing such services as police and fire protection. If the population of Hertford County were concentrated more, it could result in better and more efficient services from the county and a safer and more pleasant environment in which to live.

Mixed Land Uses

The improper use of land is another land use problem confronting Hertford County. Without control, various uses locate at will, and at any location usually desirable to themselves only. A highly industrialized complex could operate adjacent to a school or a used car lot may function

next door to a pleasant park. The consequences of such mixed uses are obvious. The problems range from detrimental effects on individual property values and property rights to general nuisance problems for an entire community.

Mixed land uses within the county consist of residential areas intergraded with commercial and industrial areas. This mixture is confined for the most part outside of the four larger incorporated towns - Ahoskie, Murfreesboro, Winton, and Harrellsville. On the perimeter of each of these municipalities, residences are sandwiched between such commercial uses as farm implement sales, restaurants, wholesale establishments, lumber mills, or feed and grain mills. Two areas of this nature are found along U.S. Highway 13 south of Ahoskie to the county boundary, and along N.C. Highway 258 west of Murfreesboro to the county boundary. Nearly all roads leading from the four major municipalities are plagued with similar mixed land uses.

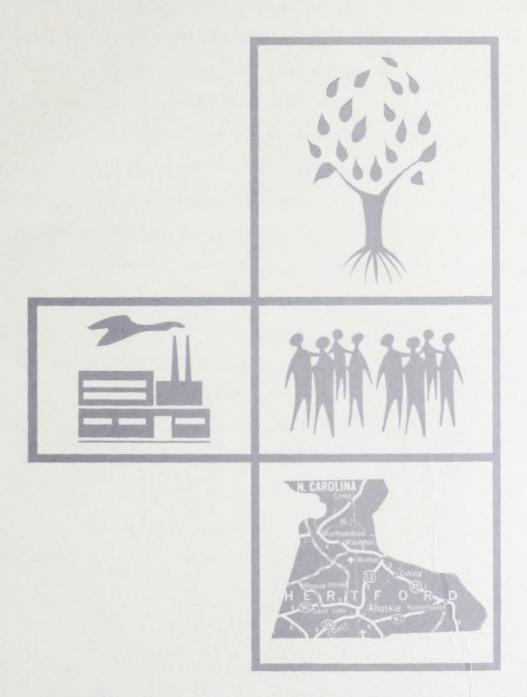
By segregating the noncompatible uses, the general harmony desired in an area has a greater probability of being realized. In addition, and probably more important, is the fact that some of the detrimental factors affecting healthy growth could be eliminated or at least controlled.

Undesirable Locations

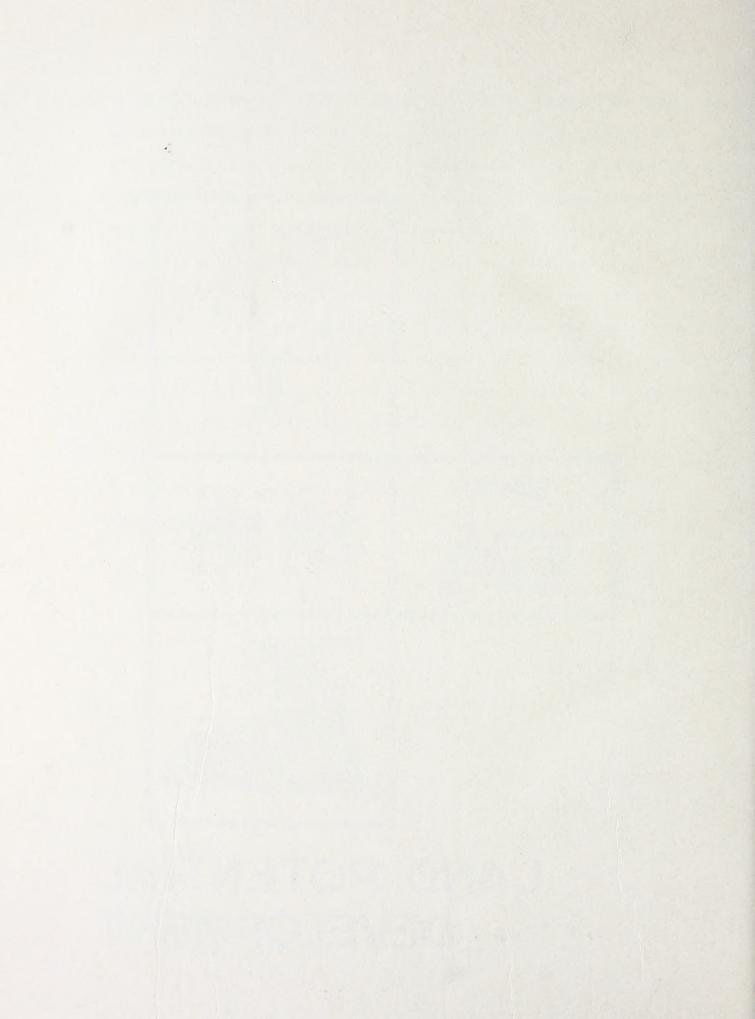
Certain locations in the county are not desirable for various land uses. One example of undesirable location is the location of urban development in flood plains or areas

of poor drainage. In such an area severe damage to private property could occur. An area of this nature is found in Hertford County near Barrett's Crossroad. After periods of excessive rain, water surrounds homes, creating an unhealthy and undesirable environment. In areas of this nature is is possible an individual could lose his life savings.

The above general classifications of problems only begins to touch upon what confronts a growing region. Also, the many social, physical, and economic problems that continually involve must be taken into account during the process of plan formulation. On the other hand, the above does provide a general picture of the physical problems the Planning Board should consider in formulating the Land Development Plan.



LAND POTENTIAL DEVELOPMENT



LAND DEVELOPMENT POTENTIAL

Based on the preceding inventory and evaluation, the following section indicates the land development potential for various uses which are now operating and should be operating in the county. The uses are classified into six categories: agricultural land; urban development areas; rural residential development; forestry areas; recreation and conservation areas; and industrial areas. Refer to the Land Development Potential Map on page 83.

The following criteria were established in order to determine the suitability of the land and the planning requirements for each classification.

1. Agricultural Land -

- A. Soil characteristics should be suitable for field crops, truck crops and livestock uses. Soils should not be a hinderance to the achievement of maximum yields.
- B. Drainage properties and slope should be desirable for agricultural uses.

2. Urban Development Areas -

- A. The land used for urban development should possess soil characteristics conducive to urban development. Adequate bearing strengths, percolation rates, and drainage characteristics should be the major considerations.
- B. Easy access to primary transportation systems should be considered.
- C. Adequate community facilities, i.e., schools, sewer and water, police and fire protection, etc. should be relatively available. Soils should be suitable for septic tanks, public water and sewer, etc.

- D. Relatively easy access and association with major metropolitan areas, i.e., Norfolk, Virginia; Richmond, Virginia; Raleigh and Durham, North Carolina; should not be hindered but encouraged.
- E. Existing commercial and service centers in the county should be a major consideration in order to provide the best service attainable.
- F. Maximum use of all means of communication should be encouraged and available.

3. Rural Residential Development -

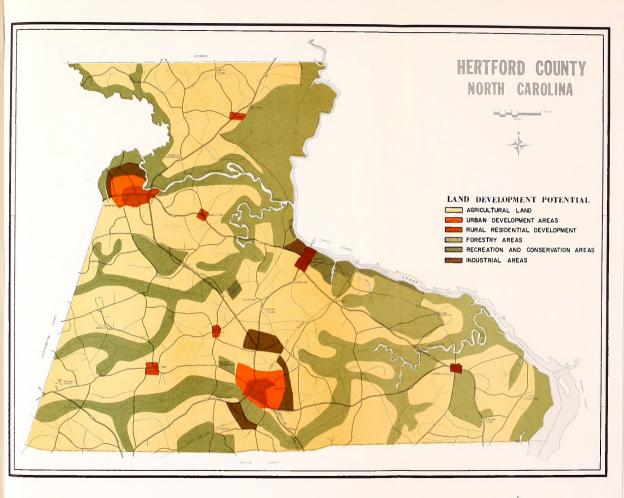
- A. Each residential concentration should be easily delineated. In areas that can be defined, identity should be maintained by using various land use controls and buffers.
- B. Soils should be suitable for small residential structures.
- C. The rural community should be planned so that an association with the major urban centers will occur.
- D. Soils should be suitable for septic tanks and possess good drainage characteristics.
- E. Development should be adjacent to adequate ground water.
- F. Easy access to secondary and in some cases primary transportation routes should be considered.

4. Forestry Areas -

- A. Greater use of forest areas for recreation should be considered.
- B. Soil characteristics, i.e., drainage, water table, slope, etc. should be more desirable for timber use rather than for agricultural or urban uses.

5. Recreation and Conservation Areas -

A. Areas lying in flood plains and possessing poorer soil characteristics should be considered for conservation or recreation use.

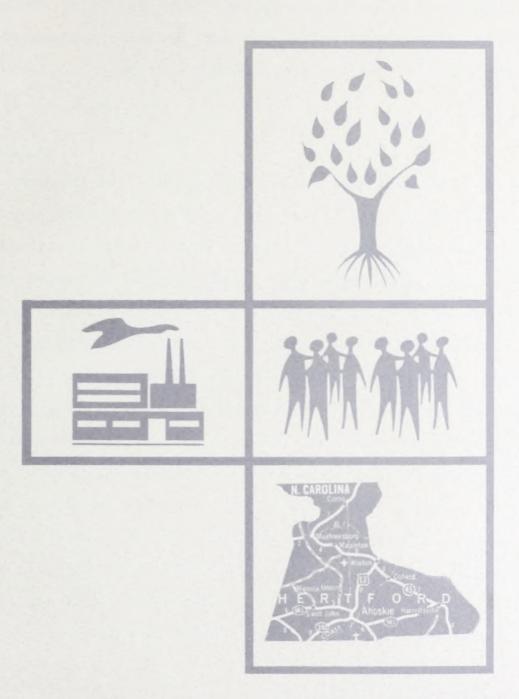


- B. Easy access to secondary routes and good access to primary routes should be considered if a major recreation area is developed.
- C. Designated conservation and wildlife areas should contain unique and significant amounts of animal life and waterfowl.

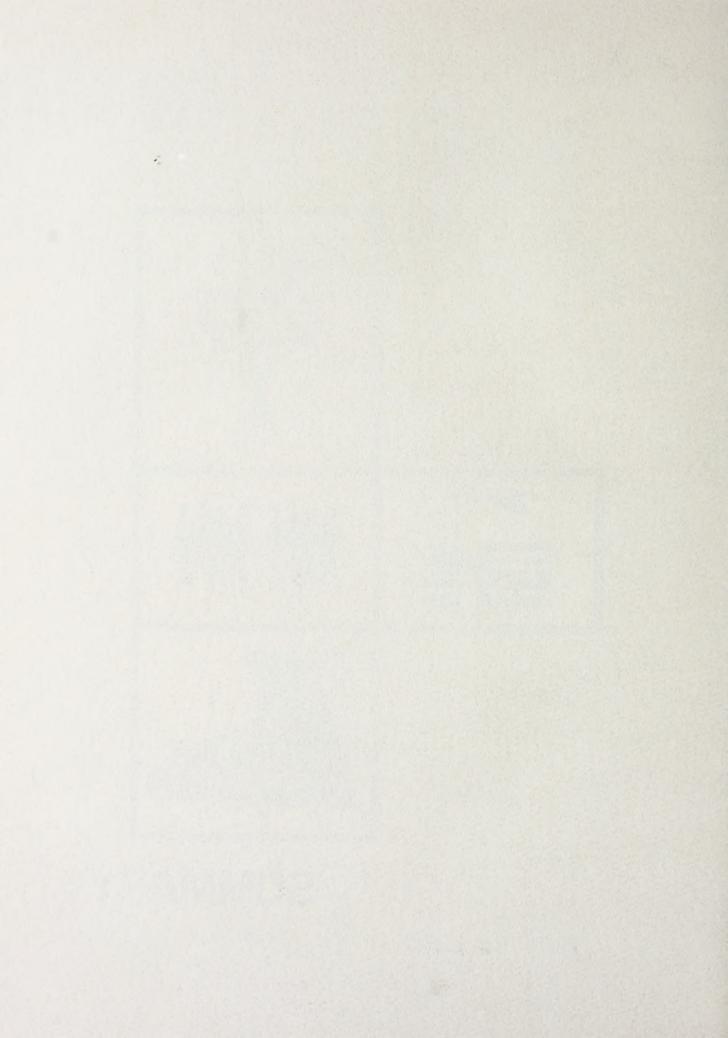
6. Industrial Areas -

- A. The slope of an industrial site should be less than 5%.
- B. Soils should be well drained and support heavy loads.
- C. Industrial sites should have good access to transportation facilities, such as railroads or major thoroughfares.





SUMMARY



SUMMARY

The following is a summary evaluation of the physical resources and existing land use in Hertford County. It will provide the guidelines for determining the land development plan.

Forestry

Some of the available resources are being used to their maximum potential. A good example of this is the use made of forestry. The forests of Hertford County provide an adequate amount of wood to supply pulp wood users, local contractors, and some wood related industries. This resource has been utilized to the point that insufficient amounts remain to attract additional wood using industries. However, through proper forest management and tree farming, additional forest could be grown to increase the supply of timber, in turn, affecting the future of the wood using industry. In fact, a program should be initiated to increase the future forest yields. In the long run, if production increases, wood related firms should migrate into the area. Such firms usually require large amounts of water. This resource is readily available in large quantities in Hertford County.

Agriculture

Hertford County is one of the leading agricultural counties in the state. A true indicator of this is the

high yields reported each year for the leading field crops, i.e., tobacco, peanuts, cotton, corn and soybeans. are favorable for the production of these crops, but as indicated earlier in this report, they are also favorable for other commodities, truck crops for instance. Truck farming only exists on a small scale at present, but it could increase in the future. Several factors support the argument for truck farming: (1) proximity to markets such as the northern metropolitan areas, i.e., Suffolk, Richmond, Norfolk-Newport News Area in Virginia; (2) farm allotments on some field crops have been reduced, which leaves suitable farm land available for truck crops; (3) continuous technological advancements have made truck crop production economical, easier, and requiring less labor; and (4) the climate is favorable for truck crops. In addition to truck farming, raising swine is expected to increase the income of local farmers during the planning period.

Soils

Although agricultural practices are approaching the maximum potential use of the soils, this is not to say that all uses are properly suited for the soils on which they are located. The latter is the case with some urban development which has occurred in the flood plains and swamp areas. This land is not suited for urban development, but instead is better suited for conservation uses or forestry uses.

The highest and best use of the land should be founded on the capabilities of the soils to support structures, to drain properly, to produce high yields, etc.

Water Resources

Many of the natural resources have not been developed to their fullest potential. One such resource is the available water. To date the county has failed to attract industry requiring large amounts of this resource. This may be indicative in part of a failure to promote the idea that water is available for industrial use in Hertford County. At present, very few existing industries are using this large available supply. The exceptions to this are the forestry related industries functioning in the county. In addition to industrial use of water the Chowan River is not used to its full potential in other ways. Today, the river is employed only to a small degree for transporting goods, although it has a navigable channel for its entire length. Not only could it be used more extensively as a transportation system, but it could provide excellent recreation use if properly utilized. The majority of the land bordering the river is not suitable for any use except conservation. If this land were utilized in a conservation manner, the natural setting would offer an excellent environment for hunting, fishing, boating and developed recreation areas.

Minerals

It is not certain if the minerals in Hertford County are used to their maximum potential. However, by the amount of extraction and mining presently being conducted, it probably is not near the maximum. This will not be known until a detailed mineral study of Hertford County is made. The county should approach the Division of Mineral Resources, North Carolina Department of Conservation and/or the Bureau of Mines, United States Department of the Interior to conduct such a survey.

Wetlands

The wetlands also contain undeveloped potential. One possible use is agriculture which can be realized by filling some parcels of land. Although this is possible, and feasible in many cases, it is not likely to occur in the near future, mainly because of the cost of such projects, and the lack of demand for land at this time and in the planning period. It should be remembered, however, that if additional land is needed, some of the wetlands can be used following any improvements. In addition to some minor agricultural potential, the primary use of the wetlands should be for conservation and wildlife practices. Some areas have potential for wildlife refuges due to the presence of various waterfowl and animal life. If developed along these lines, interest should be stimulated in many outdoor activities.

Residential Land Use

Within the county 654 acres of land are used for residential purpose. At present 2,615 homes are located on this amount of land with 1,721 being dilapidated or in need of major repair. This figure, over 60 percent of the total rural population is appalling. The social problems and consequences, are obvious. The large number of dilapidated homes is primarily due to the fact that Hertford County's economy has been agricultural in nature requiring a large number of homes for sharecroppers. Since the number of people required in agriculture has reduced, the demand for homes of this nature will be less. Consequently, the overall housing condition of the county is expected to improve in the future.

Most of the residential structures are located in satisfactory areas. However, some are located in undesirable
areas such as the ones in a poorly drained section of Barratt Crossroad. Also, some residential areas face the problem of sprawling population in areas surrounding Ahoskie,
Murfreesboro, Winton, and Harrellsville.

Mobile homes also create problems for Hertford County since the county does not exercise any control over them.

Most of the mobile homes are located adjacent or near the larger municipalities. The county should adopt and enforce the controls necessary to eliminate or reduce the problems created by the use of mobile homes.

Commercial

The major shopping establishments are found in Ahoskie and Murfreesboro. These two retail centers are where most of the county's population orients and associates itself.

However, some secondary association does occur with Harrells-ville and Winton.

Some retail establishments are located outside the incorporated areas along primary transportation routes and at the major crossroads. It is evident each location originated because of onetime population concentrations and/or vehicular circulation. These retail outlets have created some problems such as being too close to the primary roads and insufficient off-street parking. These problems could be reduced by the adoption and enforcement of a zoning ordinance requiring adequate off-street parking and setback requirements.

Commercial enterprises constructed beyond the municipal corporated limits in the future will probably be wholesale establishments. Cheaper land will be the primary factor for wholesale establishments locating in these areas. Since the bulk of wholesale business is storage, any wholesale operation on highly valued land would not be economically feasible. In addition to locating beyond municipal corporate limits, wholesale enterprises will also favor a location that has access to major transportation routes, because a large part of their activity is involved in transportation of goods to various markets.

Office, Institutional, and Educational

There is little office and institutional land use outside the existing incorporated towns. In the rural areas the only facilities of this nature are schools, state police headquarters, state prison camp, and state highway department yard. Negotiations are underway to convert the prison camp into an Industrial Education Center. Approximately 46 acres of land are devoted to this land use. For the most part, there is little reason to believe the county will experience any significant growth within this land use category. The only exception would be an addition of educational space which is presently being contemplated by the school board.

Industry

Industrial lands are small and scattered for the most part throughout the county. The only major manufacturing firm is the Sunbeam Corporation located outside of Ahoskie. Other industrial uses consist of small asphalt patching plants, fertilizer plants, feed storage and grinding or farm related industrial firms.

Approximately 78 acres of land are used by industries in Hertford County. This amount will increase in the near future, because two new plants are planned outside of Murfreesboro. Hertford County possesses adequate locations, labor, transportation system, and nearby regional markets for industrial growth.

Cultural, Entertainment, and Recreation

Most of the cultural and entertainment activity occurs in conjunction with Chowan College in Murfreesboro. The exception is the churches of various denominations scattered throughout the county. The major entertainment facilities consist of two drive-in theaters located near Ahoskie and Murfreesboro, and a go-cart tract in Union. Approximately 41 acres of land are used for cultural purposes, and 20 acres are used for entertainment within the county.

A significant amount of recreational activity occurs along the Chowan River. A large amount of land is also utilized for recreation around Union. If properly utilized, this general area may provide the county with a necessary core of recreation facilities from which a countywide recreation program could function. Other recreation facilities are scattered throughout the remaining sections of the county, but these two are the major recreation land use concentrations within the county.

At present, approximately 200 acres of land are devoted to recreational use. In order to satisfy the requirements of the expected 25,400 residents by 1980 Hertford County needs a total of approximately 260-275 acres of developed recreation space. This excludes any regional park serving more than the immediate area and also excludes any conservation and wildlife areas. In addition to specifically developed areas, there is a need to retain large tracts of land for conservation and wildlife use.

Agriculture and Open Land

The total acreage estimated for the county is 227,800 acres with approximately 113,800 acres presently being used for agricultural purposes. Most of the cleared land is located adjacent to the presently urbanized areas of the county - Ahoskie, Murfreesboro, Winton, and Harrellsville. Also, a significant amount of cleared land can be found in the central and southwestern and the fareastern sections of the county. Agriculture is expected to remain as an important factor in the county's economy, but the number of people employed will decrease in the future.

Transportation, Communication, and Utilities

The transportation, communication, and utilities provided at this time are adequate for the existing population. In order to attract the desired industrial growth these services must be improved and provided at a larger scale. Efforts should be made to upgrade those facilities that could tie various communities together. This has been accomplished in part with the new Murfreesboro, Ahoskie Highway, but efforts should be made to increase circulation between all the major centers and eliminate any obstacles deterrent to the realization of maximum use.

The Land Potential Study for Hertford County, North

Carolina is presented for the purpose of providing the direction and a foundation from which future studies can be

formulated. The study has included an analysis of existing land uses and the problems the present pattern pose. It has included an inventory and analysis of the manmade and natural resources that are available and those that are not being properly utilized. From all of this information, the suitability of the land for various uses was determined and the final potential development plan was suggested. This study will be coordinated with the Economic Development
Study and the other studies which have been conducted in the area to aid in establishing the Land Development Plan for the county.

It would be pertinent to state that the forthcoming Land Development Plan is essentially the groundwork for the most exciting and satisfactory aspect of the overall comprehensive plan and development of Hertford County. Specifically, the Land Development Plan will be prepared for the expected land use requirement of all major urban and urban-supporting land uses in Hertford County for a planning period of approximately twenty years. It will indicate the most desirable general arrangement and development of areas for homes, commerce, industries, and public uses. The plan will be based upon the previous analysis of existing land uses, the previous evaluation of the development potential of all vacant land in the county, the determination of the best future use of all portions of the planning area, the quanitative and qualitative analysis of future land needs of all major uses, and the considerations of transportation and traffic circulation.

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